



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, February 28, 2023 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: Emily Campbell, Katie Vedova

OTHERS PRESENT: Town Planner, Adam Ricker, Andrew Winter, Erin Lambert, Matt Giffen, David Crandall, Ken Viscarella, Ken Jacques, Bob Bowers, Tom Manion, Steve Allenby, Jeff Daley, Kaitlyn Daley

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes: January 10, 2023**

IT WAS MOVED (Paul Vance) AND SECONDED (Paul Gorman) to accept the minutes of the January 10, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

3. **Public Comment – None**

4. **PUBLIC HEARING – Scenic Road Tree Cutting:** Pursuant to RSA 231:158 a public hearing will be held to review a request by Eversource to cut trees on roads that are designated as scenic. Eversource has requested permission for trimming and removal of three ash trees on Camp Sunapee Road. The three trees are located between 113 & 139 Camp Sunapee Road. The Public Hearing will be held February 28, 2023 at 6:30 PM at Whipple Town Hall, 25 Seamans Road.

New London Town Planner, Adam Ricker stated that the arborist for the project asked if this could be continued to the Planning Board meeting on March 28, 2023.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to continue the public hearing on the Scenic Road Tree Cutting until March 28, 2023. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **PUBLIC HEARING Final Site Plan Review – Applicant: Twin Pines Housing Trust, Owners, James, George & Doreen Cricenti– Located at 268 County Road and County Road, Tax Map 072-017-0-0-0, +/- 1.58 acres, zoned Commercial and Tax Map 072-015-0-0-0, +/- 40.10 acres, Zoned Commercial (Comm) and Residential (R-2).** The applicant is applying for final site plan review for a multi-family residential project. The proposed development includes four buildings of 15 units for a total of 60 units, with a mix of one- and two-bedroom units. The proposal includes associated site improvements for parking, pedestrian access, landscaping, lighting, and stormwater management.

Andrew Winter provided an overview of Twin Pines Housing and shared that it is a non-profit, 501c-3 organization. They have an appointed board of 15 individuals, a third of them are low and moderate residents of their properties, either in the home ownership portfolio or their rental portfolio. Their offices are located in White River Junction, and they have 565 rental units across the Upper Valley. They also have 65 home ownership units, 10 of which are located in New Hampshire and 55 are in Vermont. They also have 180 homes in various stages of development.

The project they are proposing in New London will be developed on a 7.6-acre parcel, adjacent to the South side of the shopping center, owned by the Cricenti family. It will include four buildings of 15 units for a total of 60 rental units. There will be a combination of one- and two-bedroom units. There will be resident storage and laundry facilities in each building. They will repurpose the barn and use it as a community room, office space and mailroom in a future phase. There will be a resident manager onsite and all the units will be workforce housing aimed at people making between 60-80% of the area median income. Mr. Winter shared that this type of housing will be a tremendous benefit not only to the community at large but also to major employers such as the hospital and the college.

Matt Giffen of Banwell Architects provided an overview of the site plan. The entrance to the site will be directly across from the hospital. They considered alternate locations to that but having offset driveways entering and exiting on busy roads can be dangerous. This will require them to take down the house structure on the property, but they will maintain the barn. The barn is a beautiful, historic structure that will be turned into a community center, rental office, and packaging office during phase 2. Each Building will have 15, one-bedroom units and 5, two-bedroom units, a laundry room, a mailroom, an entry vestibule, and storage. The four buildings are arranged strategically on the site to face due south. The goal for these buildings is to meet passive house certification which is a strict energy standard. In order to create electricity, they will orient the buildings due south and maximize the roof top space for solar panels.

Each building has an exterior patio that faces towards the inside of the site and an area for a community pavilion and a playground is being planned. The buildings will not have elevators but the entire first floor of the buildings one ADA accessible unit and all the others are ADA adaptable. The second-floor units will have some increased features that help with ease of movement.

Erin Lambert provided an overview of the site plan and changes that have been made. There will be two-way traffic throughout the site with ADA sidewalk accessibility from the parking lots as well as out to County Road and also connected to Shopping Plaza.

The site plan has 104 parking spaces, 8 of which are ADA accessible. Throughout the site there are a number of utilities, including dumpsters that will be located in two different locations. Emergency vehicles and the school bus are able to circulate through the site. Another thing they are planning for is future electric vehicle charging stations throughout the project. There are four located on the site plan which would accommodate 8 cars.

They have tried to decentralize the stormwater so there isn't one big pond holding it all on the site. There will be drip edge around each building so all the water from the roof will fully infiltrate around the buildings. There will be small drainage controls scattered throughout the site. There will be a combination of grassland swales and bio-retention systems. They tried to incorporate low impact techniques that are also easy to maintain. Ms. Lambert shared if a

project disturbs more than 100,000 square feet an alteration of terrain permit is required through DES. They have submitted the application for this but will most likely not hear back from DES until the end of April.

Both water and sewer would run down the main driveway in parallel. The water would connect with a 6-inch main on County Road and they have submitted their application to the water precinct. All the buildings will be sprinklered. For sewer they previously were looking to connect to the sewer main that is on County Road north of their property but that would have required a pump. They have been working in collaboration with the hospital to come up with a plan that allows them to have a gravity system which is preferred. This would help with the expense and with concerns about what happens if power goes out. All the electric and telephone wires will be underground. There will also be a small, buried propane tank at each building to provide energy for the hot water. Installing generators for all the buildings is very expensive and the units are large, so this is still being explored. Since 2016 there have been 13 power outages on County Road. Many of those were short and none of the outages were longer than 12 hours.

The full landscaping plan was presented. There will not be irrigation for the project, so the plan is to plant native species to make sure they are adaptive to the environment and not maintenance or water intensive. The planting list includes perennials, shrubs, trees, ground cover and grasses. They will also be providing site lighting so there will be a number of site light poles that run along the driveway and parking lots. This will be supplemented with more pedestrian scaled bollards along the walkways. The fixtures are downcast, so they won't light up the sky at night.

There is a parking waiver for the board to consider which is a request for a reduction in the number of parking spaces. The project requires 120 parking spaces, and they would like to reduce it to 90 parking spaces. It has been their experience that the one-bedroom units don't require two cars. Some people may be walking to work or sharing vehicles and it would also reduce the unnecessary impervious surface.

The other waiver is for parking space dimensions and aisles. The ordinance states the space should be approximately 10'x 20' spaces with a 24' aisle. They would like to reduce the spaces to 9' X 18'. This is similar to other ordinances in the area. By reducing the aisle width they are not compromising circulation through the site for emergency vehicles.

Adam Ricker stated he met with department heads and Twin Pines and much of the rework seen tonight is a result of that conversation and their comments and concerns. As far as the waiver requests are concerned, they are comfortable with the reduction and size of parking spaces and aisle width. Mr. Ricker shared they are still waiting for a final result from the water precinct. A draft from the third-party traffic study review has been received and work is still being done to address some questions that resulted from that. The public works director is in correspondence with the Sewer Department's engineer to get that third party review underway. Signage that identifies which units are in the building will be added to the next site plan draft, so it is clear which units are in which buildings.

Mr. Ricker stated the board needs to decide if this should be considered a development of regional impact. If so, it would trigger additional noticing to surrounding communities and the Regional Planning Commission between now and the meeting on March 28, 2023. If it is designated a development of regional impact, then the regional planning Committee at the Regional Planning Commission has the month between meetings to conduct a review and

provide any input. The input they provide is not binding in any way and is purely public input from the representatives of the Regional Planning commission communities.

Jeremy Bonin commented that he doesn't feel it is a development of regional impact. Paul Gorman, Paul Vance, Tim Paradis and Marianne McEnrue agreed.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) that this should not be considered a project of regional impact. THE MOTION WAS APPROVED UNANIMOUSLY.

Andrew Winter stated they were hoping to present their plan tonight and then continue the hearing at the end of the meeting tonight since the traffic study and sewer study information is not available yet. Once that information is received, the board can fully consider those studies in the context of making a final decision on March 28, 2023.

Ken Jacques of the Springfield New London water precinct stated when they initially discussed this project, there was conversation about whether or not there was water capacity available for this project. If there wasn't capacity, would wells be an option. Mr. Jacques asked if what was shown today on the site plan would change at all if wells were required for domestic water. Erin Lambert responded that the design would not change but they would have to consider fire suppression and find an alternative way to store the water that is required. Mr. Jacques shared they will have to calculate the amount of water that is required for this project. Matt Giffen shared that they haven't priced out the cost of having wells, but he believes that wells would be a big expense for them.

Bob Bowers, resident of New London, thanked Twin Pines for their extensive work and dedication in bringing to New London a project intended to expand available housing. It is a much-needed effort. He prepared and sent a memo to Andrew Winter and Adam Ricker for distribution. The issue is regarding sidewalks and Mr. Bowers raised this concern early on in this process. He suggested that if it was acceptable to board, they would grant an easement to the town to put in sidewalks at a later time if that was appropriate. The purpose of the most recent memo is to point out that if there is no easement, he believes it is a safety issue and is necessary to have sidewalks put on this property within its own borders. This needs to be taken care of and the Planning Board has a responsibility to look at projects and take into account the safety concerns and needs of the town. It is essential that this board requires this project to put in sidewalks to handicap accessibility standards.

Adam Ricker stated from the town staff perspective, they are supportive of this being a component of the site plan, at least for the parcel in question. The issue is the missing middle area between the end of the sidewalk behind the old Colonial building to this property line. There is open drainage, drainage ditches and trees so it may take a while to close that gap. Andrew Winter stated he would be happy to be a part of this conversation with the hospital and to figure out if there are sources of funding that might be available.

Tom Manion, President and CEO of New London hospital shared they have financial constraints so they would also have to seek alternative funding sources. However, from a safety and logistical standpoint, they are more than open to doing what is best for the town of New London. This is a great project, and they want to be partners with Twin Pines and the Town of New London to do what they can.

Steve Allenby stated while he agrees with the issue of sidewalks, this has been a very expensive project. He cited funding from the state that gives towns up to \$600,000 for workforce development and asked if some of that money be used for this and what is the status of the town applying for this \$600,000. Adam Ricker responded it is a competitive program and he is not sure if you can apply for a project that doesn't have all of its approvals in place. It's difficult to say if the town could use these funds at this time.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to continue the public hearing until March 28, 2023. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **PUBLIC HEARING Annexation – Applicant: Twin Pines Housing Trust, Owners, James, George & Doreen Cricenti– Located at 268 County Road and County Road, Tax Map 072- 017-0-0-0, +/- 1.58 acres, zoned Commercial and Tax Map 072-015-0-0-0, +/- 40.10 acres, Zoned Commercial (Comm) and Residential (R-2).** The applicant is applying to adjust the lot line between lot 15 and lot 17 by annexing 6.09 acres from lot 15 to lot 17. The application would result in lot 15 being 34.01 acres (Zoned R-2) and lot 17 being 7.68 acres (Zoned Commercial). The application does not impact the road frontage of either lot.

Civil Engineer Erin Lambert stated there are two applications before the Planning Board tonight. The first one addresses the lot line adjustment. The proposal is to annex 6.09 acres from lot 15 to lot 17 resulting in lot 15 being 34.01 acres and lot 17 being 7.68 acres. Both lots will still be conforming to zoning.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to continue the public hearing until March 28, 2023. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **PUBLIC HEARING Final Site Plan Review for Home Business – Geoffrey R & Kaitlyn L Daley** Located at 65 Castle Lane, Tax Map/lot 130-002-0-0-0, +/- 5.30 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to utilize 216 square feet of the existing basement level to conduct a home business coating metal and plastic items with a protective ceramic coating. The business will primarily be conducted via mail; however, the applicant proposes local drop-off and pick-up by appointment only.

Jeff and Kaitlyn Daley of 65 Castle Lane attended the meeting. Mr. Daley explained that they would like to start a small home business. It involves a product called Cerakote which is a ceramic based coating that can be put on metal, plastic, and wood. They are asking to use a 216 square foot area in their basement to house a small table top spray booth, air filtration, convection oven and an insulated cabinet for the air compressor. This product will mainly be used on firearms. He is a full-time police officer in New London. Part of the process once he gets Planning Board approval is to get a license through the ATF to be able to have gun parts shipped in as he is hoping to do it mostly through the mail to minimize traffic on the road.

Marianne McEnrue asked about the spray booth and fumes and how that will be handled. Mr. Daley responded that the spray booth itself has filters in it to capture anything and a vent that goes outside.

Paul Vance asked if there was any hazardous material in this and Mr. Daley responded no. Paul Gorman asked about signage and Mr. Daley responded there wouldn't be any signs

going up and it would be by appointment only if it was in person. Otherwise, it will primarily be conducted via mail.

Finding of Fact:

1. The business will take place indoors
2. The business occupies 216 square feet
3. The business provides adequate parking

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

8. Conceptual

Jeremy Bonin recused himself as he is representing a potential buyer of 331 Main Street. He provided a conceptual animation of what they are intending to build, which is basically a food court building. There will be between 5-6 small food vendors, a small vending area and public gathered seating. This would involve two lots so would span from Main Street back towards Gould Street. The building currently conforms to all of New London's setbacks and they meet the parking requirements without requesting a waiver. The site does allow emergency vehicles through it and they are proposing two entrances to the property.

They've taken the 30-foot setback and created an outdoor space with an arbor, but it puts them way behind the two adjacent buildings. The zoning ordinance does allow them to pull the building forward to engage with the street more and they could make the outdoor spaces smaller. It would require the open space to be reduced and that would require a waiver.

The first floor of the building has been divided into two separate components that allows for a courtyard and tables. There would be four food vendors on the first floor, and they are small spaces. It would be one or two people staffing these spaces. The second floor has three spaces and a loft overlooking the first floor. They would have high top tables with power sources (USB, Wi-Fi). There are also four pop up retail spaces and an outdoor deck.

The board discussed the pros and cons of moving the building forward, so it lines up with the other buildings. Most were in favor of bringing the building forward. Parking for the bank was also discussed. Adam Ricker stated they would need to research to see if there was a site plan done for the bank that specifically reserved any of the parking spaces. The outdoor seating would be seasonal, but the building would be open year-round. Lighting will be minimal, and all the storm water could be taken care of on site. Defining the stage area will be necessary in order to understand what the hours would be if there is live music. The building will also have 24-hour access and there were some concerns about that.

Adam Ricker stated a traffic study in this area may be important since the intersection of Pleasant, South Pleasant and Main Street is already a difficult intersection.

Pam Perkins stated the master plan calls for more walkability in the village and this would be a wonderful destination to walk to. She can envision the college students loving it as well as elementary students.

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

10. Motion to Adjourn

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

The meeting was adjourned at 8:26PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London