



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, February 9, 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 Lindsey, Nancy Marashio, Pat Deragon, Rhonda Tinkham, Robert LaGrassa, Robert Scott, Robert Stewart, Steven Root, Ali Trow, Liz Meller, Janet Haines, Laurie Shive, Tracey MacKenna, Mike Black, Wayne Morrill

1. **Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information.
2. **Review of minutes: January 26, 2020**

IT WAS MOVED (Paul Vance) AND SECONDED (Janet Kidder) to accept the minutes of the January 26, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Paul Vance: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

3. **Public Comment- None**
4. **Storm water & Erosion Control Application – Michelle D. Occhiuti Trust – Located at 524 Otterville road. Tax Map 041-6-0-0-0, +/- .77 acres, Zone Agricultural/Rural Residential (ARR). The applicant is applying to increase the impervious surface lot coverage from 21.9% to 23.9% because of a 912 square-foot addition to their home. The application was received on January 19, 2021.**

Bob Stewart from RCS Design attended the meeting. Mr. Stewart developed the plans and completed the applications. They have submitted two applications, one is for the existing residence and the other is for a lot that they own adjacent to the residence. They would like to put on an addition, which will require a foundation and will require equipment down by the waterfront end of the house. The only reasonable access to it is to access it by the abutting lot, which they plan to develop later. They are taking the opportunity now to put in a driveway and temporary access to cross over the lot line into the existing home site. They have submitted their erosion control and storm water measures for this project. Both applications were sent and approved by NH DES Shoreland Bureau. Silt sock or silt fence

will be used and the temporary access will be restored to pre-existing conditions. The existing impervious area on this lot is 21.9% and will go up to 23.9% after the work is done.

IT WAS MOVED (Joe Kubit) AND SECONDED (Jeremy Bonin) to approve this proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Marianne McEnrue: yes, Paul Gorman: yes, Jeremy Bonin: yes.

- 5. Temporary Access Path in the Shorefront Buffer – Michelle D. Occhiuti Trust – Located at 536 Otterville Road. Tax Map 041-5-0-0-0, +/- .76 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to construct a temporary access path in the waterfront buffer during construction on their neighboring property. The application was received on January 19, 2021.**

The current impervious area of this lot is currently .08% and with the addition of the new driveway, it will increase to 7.9% impervious area.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to accept this proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes, Marianne McEnrue: yes.

- 6. PUBLIC HEARING – Lot Line Adjustment – New London Hospital Association – Located at 273 County Road, Tax Map 072-018-0-0-0 & Tax Map 072-019-0-0-0. The existing lots are +/- 10.050 acres and +/- 43.390 acres, respectively. Lot 18 is Zoned Hospital Institutional and lot 19 is Zone Urban Residential (R-1). The applicant is applying to adjust the lot line in two places, totaling 0.78 acres. The resulting lot size for 072-018-0-0-0 will be 10.83 acres and lot 072-19-0-0-0 will be 42.61 acres. The application was received on 1/6/21.**

Wayne Morrill of Jones & Beach Engineers attended the meeting tonight and is representing both New London Hospital and Continuum. This plan is part of the expansion of the Hospital property to the lot of the Continuum development. There are two lot line adjustments that are being requested. The first one is where the existing parking lot extended over the property line and the hospital would like to have that added to their property. The second one is in the area of where the helicopter pad is and is an area that the hospital uses for maintenance and snow storage. These are areas that they are not planning on using for the Continuum development project. They have added a 75-foot buffer to the new property lines so there would be no development within that 75-foot buffer in those two areas.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Joe Kubit) to accept this proposal for the lot line adjustment. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes, Marianne McEnrue: yes.

- 7. PUBLIC HEARING – New London Hospital Association & Continuum Health Services, Inc. – Final Site Plan Review and Subdivision for Planned Unit Development. Located at County Road and Parkside Road Tax Map 072-019-000, proposed 42,61 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The new application includes 17 independent cottage units, 58 independent apartments, 40 assisted living units, and 20**

memory care units. The independent apartments, assisted and memory care units will be housed in a single structure with a footprint of 59,413 square feet. The town received this application on January 19, 2021.

Wayne Morrill of Jones & Beach Engineers and Mike Black of Continuum Developers attended the meeting. Mr. Morrill explained that the Board has seen the layout of this project several times before. The primary changes to this proposal involve the main building and one section, Clough Circle has been removed. The reason they removed Clough Circle is because there was a large amount of infrastructure needed for six units and they decided to add to the larger building instead. Since they are not building in this area they will not be creating new parking lots for the hospital. The current parking lot will remain as it is now. A lot of the impact to that area has been reduced since they do not need all the drainage infrastructure to accommodate that. The board previously approved a 164,954 square foot building and the building they are proposing today has been reduced to 127,800 square feet. A lot of the area they are removing was unusable space that there was no benefit in having. There will still be 20 Memory care units, 40 Assisted Living units and 58 Independent living units. Originally, the board approved 24 cottages and there will now be 17 cottages. The new plan also removed some parking spaces near the memory care drop off area but in other areas parking has been increased and green space was increased in some areas. There is also a slight reduction in water consumption for this project.

Mike Black stated they had to make changes due to the impact of COVID-19. They decided to reduce the size of the project versus reducing the quality of the product.

Comments from Department heads included repaving the water and sewer connections that are in the town streets after the work is done. The Fire Chief would like to consult with Continuum on the location of the hydrant that will be added on County Road. Public Works would like to weigh in on the utility transformers and substation locations. In a previous plan, there was means for a turnaround in the activity court area but they are now considering making this a 90-degree turn and not making it a dead end. Support for the sidewalk installation on Parkside Road was reiterated. The Public Works Director suggested pivoting one of the driveways 90 degrees so it did not end up with all of the snow from that area.

Marianne McEnrue asked if they had a projection of how many people would be living in this development. Mike Black responded that they do not have a projection yet. The building can accommodate over 200 people and there is enough parking to accommodate this.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to approve the amended plan as proposed. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes, Marianne McEnrue: yes.

8. PUBLIC HEARING – MASTER PLAN

Chair Gorman stated this process of developing a new Master Plan for the town began about two years ago. Early on, work was done to develop a questionnaire that was disseminated to as many people as possible and about 900 responses were received from that survey. That following summer a series of three or four community forums were held to discuss issues that were identified in the Master Plan. The Planning Board is primarily involved with the use of property and zoning regulations. It was decided however, to expand the purview of the information gathering process to involve other elements of the town. As this process is

concluded, sections of the results will be sent to other town boards and committees where it is their area of concern. The findings that apply specifically to the Planning Board are in the minority and there are more things that need to be conveyed to other parts of the town's management for their consideration and action. At the end of this process, the Master Plan was developed and is now available online. Tonight's meeting is an opportunity for the public to respond to this proposal and share their thoughts and comments. After tonight's meeting, the Master Plan will be brought before the Planning Board for final action and approval. It then becomes the driver of the Planning Board's activities moving forward. Jeremy Bonin stated this process started in September 2017 and roughly, 50 meetings were held.

Laurie Schive, owner of Blue Loon Bakery and resident of New London wanted more information related to businesses and the form based zoning code for New London. Some businesses in New London struggle with the code and zoning and understanding what can and cannot be done. The current regulations have had a dampening effect on new businesses coming to New London or taking over sites to create different businesses due to the restrictions on zoning. Mr. Bonin explained there are a few aspects in the Master Plan that address the business district and part of that is not looking at as business districts specifically by use and more by form. The other aspect is how those spaces are really used. It pushes towards the re-use of buildings and the existing fabric as opposed to forcing the current list of requirements, which is typical zoning upon an existing set of buildings and types. It is not about meeting a predefined set of guidelines and is more about working with the character of what is there.

Ms. Shive stated she did not see anything about parking and it is a challenge on Main Street to attract business and encourage business to expand with the restrictions on parking. Adam Ricker stated on page 22 there is a section that speaks to parking and once a parking study is done, they can consider amending the site plan regulations.

Ms. Schive commented that she really appreciated that there was a focus in the Master Plan addressing recycling and renewable energy.

Joe Kubit asked how they were going to address a letter from January 29, 2021 from Bob Bowers. Mr. Bowers directed his letter to the Board of Selectmen but the Planning Board will consider the letter just as they do all of the comments brought before them. Janet Kidder stated all of the Master Plan meetings are public and anyone that wanted to weigh in at any time was welcome to do that.

Steve Root asked why this Master Plan is much shorter than the last one. Jeremy Bonin stated the last Master Plan was a document that sat on the shelf and was mostly neglected by the Planning Board, the Zoning Board and the Selectmen. There were many data driven tables provided by the Regional Planning commission and other sources so a good portion was not the actual master plan. The goal this time around was to make something that was understandable for everyone which was straightforward and tackled the most important issues. They wanted to make a document that they will work on each month and not just put it on a shelf. The goal was to formulate a document that was accessible.

Mr. Root stated a build out analysis was not done this time as it had been done in the past two Master Plans. He continues to feel that it is an important overall parameter because many decisions that are made have an impact on the total build out. Mr. Bonin replied that the build out won't change unless something in the zoning changes and right now no zoning changes are planned. Studies don't need to be done to prepare a Master Plan update since by the time they are implemented the studies would be several years old.

Mr. Root also noted he is pleased to see the Master Plan has consideration of restrictions for Accessory Dwelling Units. Back in 2016, the proposal on the table was detached accessory dwelling unit on every single residential lot in New London with at its apogee a 1,000 square feet of footprint. He is not opposed to the idea in the appropriate residential neighborhoods (R-1) with water and sewer service. He is interested in following this process to see where it goes but hopes we don't end up where we were four years ago with a proposal for every residential lot to have a potential detached dwelling unit. This ties back into his concern about build out.

Nancy Marashio stated she likes that they are making a Plan that they can be accountable for, as most Master Plans are not written that way. She commend the emphasis on storm water management and the form-based code was fascinating. She questioned why there was not something emphasizing screening with trees on commercial property and was surprised that affordable housing only had "investigate" but then this was mediated in the workforce housing section that had more action and implementation there. Mr. Bonin stated form based zoning does address screening with trees but it is specific to how the code is developed which is specific to the area of the town.

Ms. Schive commented that workforce housing is an area that needs to be focused on so people can live and work in this town. That is not the case right now. Janet Kidder responded that the Selectmen appointed a Housing Commission and the first meeting was held last night. This is one of the issues that they will be exploring.

This Public Hearing will be continued until the next Planning Board meeting on February 23, 2021.

9. **FUTURE MEETING DATES** – The next Planning Board meeting is scheduled for Tuesday, February 23, 2021. There is a Master plan subcommittee meeting on Thursday at 8:30am.

10. Motion to Adjourn

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

The meeting was adjourned at 8:08PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London