



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, March 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, David Royle, Tim Paradis, Katie Vedova, Janet Kidder (Selectmen's Representative)

MEMBERS ABSENT: Marianne McEnrue, Joe Kubit

OTHERS PRESENT: Adam Ricker, Nancy Marashio, Tom Chadwick, Todd Fleury, Winfried Feneberg, Nancy Putnam, Maggie Ford, Nancy Durocher, John Finck, Kris Walters, Steve Ensign, Keith Coughlin, Donald Cox, Susan Cox, Edward Ordman, Heidi Tobin, Tom Stark, Amy Drummond, Elliott Cunningham, Greg Griggsby, Margie Weathers

1. **Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information.
2. **Review of minutes: February 23, 2021**

IT WAS MOVED (David Royle) AND SECONDED (Janet Kidder) to accept the minutes of the February 23, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

3. **Public Comment**- None
4. **Neighbors of the New London Barn Playhouse** – Neighbors would like to discuss the New London Barn Playhouse property and concerns that they have the expansion project.

Chair Gorman noted they received two letters, one dated February 28, 2021 and the other dated March 21, 2021. Chair Gorman felt it would be helpful for people that live and are abutters to the property of the barn playhouse to recognize that the area of responsibility of the Planning Board concerns the property of the barn playhouse and what they propose to do to that property. Many of the issues presented in the letters are legitimate but they are not issues that the Planning Board has control over. An example is parking on streets that abut the playhouse. The Planning Board deals with the actual site. Any other concerns or problems outside of that should be addressed to the Board of Selectmen.

Edward Ordman noted that after the January meeting of the Planning Board when the Barn gave an informal presentation about their plans, some of the neighbor's adjacent and

downhill from the playhouse began to talk about what the consequences were for the neighborhood. They are very supportive but they realized they should try to write one letter to summarize a variety of issues. Some of the issues include a decrease in permeable surface and historically there has been a problem with runoff. It has been stated that the proposed work will not make this worse but Mr. Ordman was hoping that is be made better. Parking is another issue. Although parking on Everett Park or Main Street is not in the purview of the Planning Board, it is in their purview to think about whether the uses of Barn Playhouse will be supported by adequate parking on the barn property or if other alternate parking arrangements should be made. It is doubtful there is enough parking. Lights and noise are also concerns. Mr. Ordman is hoping that fencing the parking lot will be given consideration.

Susan Cox commented they are in the process of getting on the agenda for a Board of Selectmen meeting. They would like adjustments made to the parking on their street. A few years ago they agreed to one sided parking but it was only for a three month term. Now that it is going to be year round, they feel differently.

Heidi Tobin stated she has been a barn supporter for many years. She feels that a fence and trees lining the back and sides of the property would help the neighbors tremendously. Ms. Tobin would like the Planning Boards support stating that they have justified reasoning. Selectman Janet Kidder stated the reason she is on the Planning Board is so she can convey issues to the Selectmen.

Chair Gorman encouraged the neighborhood group to meet with the Selectmen regarding traffic and parking. Steve Ensign agreed and the ongoing dialogue between the neighbors and the barn is important. There has always been a willingness on the part of the barn to engage the neighbors. The Planning Board has already approved the plan as presented.

There was a discussion about receiving proper notification about meetings. Adam Ricker stated there are criteria about the requirements for notifying abutters. People who are within 200 feet get notified about public hearings. The town mapping system is sophisticated enough to do the mapping for them. Meetings are also noticed in the *Intertown Record*, on the town website and on the bulletin board at the post office.

John Finck noted the barn is committed to working with all of the abutters and neighbors. He stated the summer season for the barn will be held exclusively at Colby Sawyer College.

5. **Tree Cutting – Robin Mead – 1745 Little Sunapee Road**, Tax Map 043-013-0-0-0. 0.81+/- acres, Zoned Residential (R2), Shoreland Overlay District. The applicant is applying to remove seven (7) trees on the property. The application was received March 2, 2021.

Greg Griggsby of Pelletieri Associates is the landscape architect for the project. It involves cutting in the waterfront buffer. The property has about 360 feet of shore frontage and a large part of it is undevelopable due to the configuration of the lot. They will be eliminating a nonconforming structure and the proposal seeks to create a new home outside of the waterfront buffer. When moving the house to the south there is vegetation in the waterfront that is hazardous to the construction of the house. This is mostly evergreens, in particular white pines. A tree cell count was done based on the town's point system.

There is a robust restoration plan. The waterfront buffer is comprised of rough lawn that only gets mowed a few times a year. The client would like to return this area to a more natural buffer. The restoration will restore most of the cells up to and beyond the 25 point minimum

cell count. In addition, they have filed a shoreland application that is under review with NH DES and they expect approval soon. This is for stormwater management to protect the Little Lake Sunapee resource. Two driveway permit applications are still awaiting approval. This property will also have a new state approved septic system meeting all the required setbacks.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

6. PUBLIC HEARING – Proudstone Corp (Peter Christians) – Final Site Plan Approval

Located at 195 Main Street. Tax Map 073-079-0-0-0. 1.04+/- acres. Zoned Commercial (Comm). The applicant is applying to construct a 960 square foot outdoor dining pavilion to seat up to 67 customers. The pavilion project will include the installation of landscaping around the perimeter. The application was received March 2, 2021.

Tom Chadwick attended the meeting and explained the proposal is to build a 24' X 40' post and beam outdoor dining pavilion. This doesn't affect parking as they will only be seating the same 67 people between both the indoor and outdoor seating areas. Any storm water will be run into a drain on Main Street. Lighting will be basic sconces on each post. They may do removable screening if bugs are an issue. If they have outdoor functions they will have to facilitate closing the restaurant due to capacity restrictions. There is also a request to have music from May to October on either Tuesday or Wednesday evenings until 9:00pm. Mr. Chadwick stated with regards to the volume of the music they would ensure it was reasonable. It would be one to three musicians playing. Chair Gorman discussed the noise issue and is concerned about neighbors.

Kris Walters is a neighbor across the street and is also a school teacher in town. She moved to town a few years ago and chose to live on Main Street. She likes the outdoor seating at Peter Christian's and does not have an issue with the Pavilion proposal. Her issue is with the noise aspect. She appreciates the idea of having music but the noise aspect in a residential area is hard for her. As a school teacher, she doesn't want music going until 9pm on school nights. She would prefer it to be moved to a Friday or Saturday night during school months. She would also like speakers pointed away from Main Street.

David Royle asked if parking was sufficient. Mr. Chadwick stated yes. Staff park outside the parking lot wherever they can. Superintendent Winfried Feneberg and Todd Fleury, Facilities Director attended the meeting. Mr. Feneberg is representing the District Facilities Committee. One of the concerns with this expansion is centered on parking. As an abutter there is concern that with more outdoor seating there will be people parking in areas where they shouldn't be. With the recent renovation of the Professional Development Center that is almost complete there will be a need for parking there. The issue is staff and patrons of Peter Christian's parking on Cougar Court or in the parking area of the Professional Development center. There need to be a clear understanding of parking areas and putting up signs and towing people is not their objective. Mr. Fleury commented the issue of overnight parking is also an issue. In the wintertime that makes it difficult to get the road cleared properly for busses to exit. Cougar Court is not meant for Peter Christian's staff parking. Peter Christians should work with their employees to make sure they are parked in an area of their own parking lot.

Frank Anzalone stated there are 54 parking spots required and 52 are provided. This has been approved previously by the Planning Board. Mr. Anzalone suggested posting a few signs to designate SAU/school parking only.

Adam Ricker stated they met with Department heads last week. The only concern that came up was with the Fire inspector and the attachment to the main building needing a sprinkler system. In order to address this, Mr. Chadwick agreed to remove the walkway covering from the building to the pavilion. If the pavilion is more than 10 feet away from the building they are no longer required to have it by code so there is no further fire suppression needed.

IT WAS MOVED (David Royle) AND SECONDED (Katie Vedova) to approve with the following conditions:

- 1. Audio speakers under the pavilion must be pointed towards to school building.**
- 2. Live music outdoors is allowed during the week between 11:30 AM and 6:00 PM and 11:30 AM to 9:00 PM on Friday and Saturday.**
- 3. Peter Christian's must purchase 3 "No Parking" signs to be installed on the parking spaces adjacent to Peter Christian's on Cougar Court.**
- 4. Peter Christian's must return to the Planning Board in October of 2021 to discuss the noise after one season and determine if acoustical panels are necessary.**

A waiver is needed for landscape open space. The site plan regulation is 35% and they are proposing 33.9% so a waiver of 1.1% is needed.

IT WAS MOVED (Tim Paradis) AND SECONDED (Jeremy Bonin) to approve a landscape open space at 33.9% a waiver of 1.1%. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

A waiver is needed for parking spaces. They are deficient by 2 parking spaces. 54 spaces is required to the 52 that are proposed.

IT WAS MOVED (David Royle) AND SECONDED (Janet Kidder) to approve a total of 52 parking spaces waiving the need for two parking spaces. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

THE ENTIRE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

- 7. Master Plan** – Chair Gorman would like to have two members of the Planning Board keep track of the Master Plan so actions pertaining to the Planning Board don't get lost. David Royle and Joe Kubit have volunteered. Chair Gorman and Adam Ricker will excise issues from the Master Plan that aren't the responsibility of the Planning Board and send them to the segments of the town that are responsible. They will come back with a list and share who the letters will be sent to in order to address those issues.

8. **Capital Improvement Plan** – The Planning Board has had the responsibility of doing a CIP review to identify projects that need to be done. This has been done for many years in a variety of different ways. It has been suggested that the CIP process be entrusted to a separate group altogether that is appointed by the Board of Selectmen. There would be representation from the Planning Board, the Budget Committee and other individuals that the Board of Selectmen choose to appoint. The Planning Board has been asked to make a recommendation to the Board of Selectmen about this. After discussion, the Planning Board decided it would be best to keep the CIP process as a function of the Planning Board. Chair Gorman will convey this to the Board of Selectmen at their next meeting.
9. **Other Business** – Chair Gorman stated the Planning Board is short one member. Another alternate member is needed and Emily Campbell has volunteered. The Board of Selectmen will need to appoint her.
10. **Future Meeting Dates** – The next Planning Board meeting is scheduled for Tuesday, April 13, 2021.

11. Motion to Adjourn

IT WAS MOVED (Tim Paradis) AND SECONDED (Paul Vance) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Katie Vedova: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes.

The meeting was adjourned at 9:16PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London