



TOWN OF NEW LONDON, NEW HAMPSHIRE

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

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

MEMBERS ABSENT:

OTHERS PRESENT: Town Planner, Adam Ricker, Andrew Winter, Maggie Ford, Erin Lambert, Don Cox, Susan Cox, Janet Haines, Laurie Schive, Matt Giffen, Renee Theall, Pam Perkins, Ken Viscarello, David Crandall, Steve Allenby, Judy Cooper, Peter Nichols, Emerson Colby, Jeana Newberg, Michael Morgan, Tom Manion, Charlie Hafner, John McKenna, James Cricenti

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes:** – Deferred to the next meeting.
3. **Public Comment – None**
4. **Continued 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 Seaman's Road.

A representative from Eversource attended the meeting to get permission from the town to do a new construction job on Camp Sunapee Road. The new construction is at address 113 and a new taller pole was installed which requires a minimal amount of trimming. He also inspected it and there are three rather large ash trees that will need to be removed, not only for the new construction but for the safety and reliability of the lines. Permission from the land owners has already been given so he just needs approval from the town to perform the work. The work will not be done until the road postings are lifted, which will be approximately 2-3 weeks.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to approve the tree cutting on Camp Sunapee Road. THE MOTION WAS APPROVED UNANIMOUSLY.

The representative also noted that Davis Hill Road had some trimming done but it was trimmed during storm response. There is no more trimming needed as this was taken care of during the storm response so there will not need to be scenic road hearing for that. He does have a fair number of hazard trees on that road, and they were stopped a few years ago due to a bald eagle nesting site nearby. One of the larger land owners was concerned about cutting

trees down and disturbing the nest. He can check with New Hampshire Fish and Game to see if a certain time of year is better. He would like to know if the town would like them to proceed with those hazard trees or if they should skip them. If they don't cut the trees this year he will take the ribbon off them. Adam Ricker asked if it is unlikely that the trees will come down at this point in the year, perhaps ahead of next winter we can reassess the situation. The Eversource representative agreed and stated this fall he will request another scenic road hearing to be held this winter. He will still plan to unmark the trees this week.

Adam Ricker provided an overview of the process for cutting on roads that are designated as scenic. If a utility or the town needs to cut trees on the road, they need to go through the public hearing process. Landowners can cut trees on scenic roads for the trees that they own but if there is an outside party, there needs to be a hearing, such as the one tonight.

5. **Continued 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, Executive Director of Twin Pines Housing Trust attended the meeting along with Erin Lambert, Matt Giffin, Ken Viscaello and David Crandall. Mr. Winter stated when they were last before the board, they provided a PowerPoint presentation that he is willing to show again for the benefit of members of the board or public who may have not been here previously. They are here tonight seeking final site plan approval and a lot line adjustment for a workforce housing project.

Erin Lambert, site civil engineer, reviewed changes that needed to be made since their last presentation. The focus has been on working through review comments on utilities, specifically water and sewer. There were three outside, third party reviews that were requested by the board. The sewer review will be done through Underwood Engineering, VHD will do the traffic review and the alteration of terrain permit has been submitted and those comments are pending. They have applied for an application through the New London Springfield water precinct who also use Underwood Engineering as their review engineer.

Since their last visit, they met with the New London Springfield Water Precinct. There will be a slight realignment of the water connection on County Road. This will be an 8-inch line that provides fire protection to the buildings. Another requirement from the water precinct was for them to make a connection to an 8-inch water line that connects from Fenwood to Pine hill road. This provides redundancy, both for domestic and fire protection for everyone using the water system. They requested that they seek an easement to extend their water line beyond the limit of their development to make a connection to that cross-country line. The water line from County Road that goes through the property to Fenwood would be owned and maintained by Twin Pines.

Ms. Lambert stated because this project has more than 1,000 feet of water it is required to be reviewed by DES. Last Thursday, they were forwarded a letter that was from DES to the Water Precinct that indicated there is not enough water and they will not be able to make a connection to the water system for domestic water service. They have confirmed that they

will still be allowed to connect for fire suppression. Their plan is to provide private water supply by installing a well on the property. They are still working on details related to all the elements required by DES.

Progress has been made with regards to the sewer. Initially, they anticipated they would need to install a sewer pump station, but they have been able to collaborate with the hospital and have arrived at a solution that allows them to make a gravity connection. This would require a maintenance agreement with the hospital.

Adam Ricker stated that Twin Pines has been working hard the last 24-48 hours to pivot due to the development regarding the water supply. The Planning Board will need to see the site plan that has the pump house and the generator location and all the physical infrastructure components that were not planned for previously. Mr. Ricker shared they received the sewer review from Underwood Engineering and will be meeting with DPW to review that. They also received the traffic assessment from VHD, and this is available on the town website. Overall, the traffic consultant felt that the review that was done by the Twin Pines consultant was adequate for a project of this size which results in a peak of about 24 cars per hour. One comment that was made was about site line concerns with the existing vegetation located between the rear of the Mountain View shopping plaza and the subject property. Most of this vegetation is not planned to stay but the recommendation is that a condition on approval is maintenance in perpetuity of those site lines.

Mr. Ricker stated he met with the department heads yesterday and all were satisfied with the plans as they are, specifically the Police and Fire Departments. Jeremy Bonin asked about bike racks and Ms. Lambert responded there will be bike racks at each building.

Mr. Ricker asked if the radius around the well needed to be fenced in or if any protection was required. Ms. Lambert stated it needs to be under the control of the applicant. They have to ensure that anything proposed near the sanitary protective radius complies with things that are allowed there.

Mr. Ricker addressed an issue that was discussed at the last meeting with regards to pursuing an easement with the potential to build a sidewalk down the road. The town doesn't need an easement to be a part of this project to build a sidewalk. They have enough right of way there with the existing road to extend the sidewalk if they wish to do that.

Steve Allenby thanked Adam Ricker and all those who have been working really hard on this. Mr. Allenby wanted to impress on the Board the importance of getting a conditional approval tonight. Time is of the essence with respect to the financing that they hope to qualify for. Andrew Winter shared they are hoping to bring this project to NH Housing for financing as part of their workforce housing program. NH Housing has asked them recently to accelerate applications and would like applications by the week ending April 15, 2023. All of the projects that get submitted will need to have their site plan approval in hand as part of this process and it is a competitive process to get funded. The need for housing isn't going to go away and they don't want to delay the project.

Mr. Ricker stated there are aspects that are not completed yet so it's not likely a conditional approval can be granted. Since the physical components of the site plan are not actually on the plan yet, they can't legally provide a conditional approval tonight. The compromise could be that if people are available next Tuesday night, Twin Pines would have a week to get the plan together and present it at the next meeting. This will still allow about 10 days

between the approval and the deadline. Mr. Ricker stated they need to address the easement issue, as well as the exact infrastructure components required for new water set up (generator, pump house and well site).

Judy Cooper, a New London resident, attended the meeting. She asked if Twin Pines was a non-profit organization from a tax standpoint. Mr. Winter responded that yes, they are a non-profit organization, but they also paid between \$550,000 - \$750,000 in property taxes this year. In an earlier presentation, Mr. Winter shared that although this project is owned by an affiliate of Twin Pines, this project would be paying property taxes. These taxes are at a discounted rate because they charge below market rents. There is a process under state law for properties like this whereby taxes are assessed.

Ms. Cooper asked, with regards to the well and sanitation, how many dogs or pets will be allowed. Mr. Winter shared they have a no pet policy however they abide by federal law and allow for reasonable accommodations if a companion animal is needed. Ms. Cooper asked if dog waste was the reason for the pumping and sanitation as it is toxic. Erin Lambert responded no, the pump is to extract ground water that will be used for drinking water. The protective radius is called the sanitary protective radius and there are things in that radius that are allowed and things that are not. Ms. Lambert stated when a residential single-family home is designed you have to show the well on the plans and that has a much smaller protective radius. There is nothing that precludes people that have a residence from having dogs. Ms. Cooper asked about the bus hut and asked if this was for public transportation. Mr. Winter stated no, the bus kiosk was added after conversations with the Police Department and the school district for students to safely wait for the bus.

Peter Nichols, a resident of New London stated he is impressed with the speed and ability with which this development team, as well as the town, has responded to the challenging letter regarding water. From a housing perspective, he is very concerned about the letter that was received basically stating there is no water for future housing projects. The Twin Pines project is just one step towards the housing that is needed in town. He would like to know how this is going to be addressed and how to find solutions. Adam Ricker responded this is a unique situation as the water precinct is a separate entity and is outside of the town's government. They are trying to identify their path forward and working on solutions.

Emerson Colby, a resident of New London, stated he spoke at an earlier meeting in January and left the board a document that he is reading from tonight. Item number 20 in the document stated, over time there are apt to be increased costs to current taxpayers, relative to overall property upkeep as it may be related to plowing, landscaping, lighting, and sidewalks. If New London is to expand, is the Planning Board prepared to expand with them. Is there enough water, land, and sewer? If a substation is needed for the Fire Department, who will buy it? What state laws govern this procedure and would they interfere in any way in the further expansion of New London. Mr. Colby is curious to know if the board is thinking far enough ahead to allow for expansion down the road without a lot of tax payer representation.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to continue the Public Hearing until Tuesday, April 4, 2023. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Continued 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.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to continue the Public Hearing until Tuesday, April 4, 2023. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **Conceptual Presentation**

Adam Ricker stated there have been changes made to the fire code in the recent past. The fire inspector is working his way around town to address egress needs for different buildings that need second floor or third floor egress when they are not sprinkled. The fire escapes that hang vertically on buildings that can be seen around town no longer meet the code requirement. The building owned by the Oddfellows that also houses the funeral home has been meeting with Mike Mathey to identify the solution which would include converting a window upstairs to a door that goes out onto a platform that exits to the parking lot.

Mr. Ricker is asking for input from the board as to whether this is enough of a material change and they wish to have these instances come through site plan review. Paul Gorman asked for confirmation that the Fire Department would be actively involved in the process for each one of the changes. Mr. Ricker responded yes. Mr. Gorman stated he would feel very confident if the Fire Department went to these buildings and worked with the owners to design what is necessary for that building. Mr. Ricker stated there may be unique circumstances in different buildings that might warrant further review, but he would like the directive on this particular one so that they can then adapt to other buildings of a similar nature.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve that the Planning Board does not need to approve Fire Department initiated egress changes. THE MOTION WAS APPROVED UNANIMOUSLY.

8. **Future meeting Dates** – The next meeting will be held on April 4, 2023 at 6:30pm.

9. **Motion to Adjourn**

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

The meeting was adjourned at 7:47PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London