



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Thursday, March 7, 2024 Site Visit Davis Hill Road – Gilman Properties

MEMBERS PRESENT: Tim Paradis (Chair, voting), Joe Kubit, Paul Gorman Jeremy Bonin, Emily Campbell, David Royle

MEMBERS ABSENT: Paul Vance, Janet Kidder, Marianne McEnrue

OTHERS PRESENT: Town Planner, Adam Ricker, Heidi Lauridsen, Pete Lauridsen, Mathew Broas, Jennifer Abel, Harry Hedison, Amy Hedison, Patricia Goodlin, Fire Chief Jay Lyon, Mike Matthy, Andrew, Bob Harrington, Phil Hastings

1. **Call to Order** – Chair Paradis called the meeting to order at 4:00pm.
1. **SITE VISIT – Lot Line Adjustment – Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust and Secret Cove, LLC, Davis Hill Road**

Tax/Map Lot 068-006-0-0-0, 309 Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/- 20.7 acres, proposed to be +/- 11.65 acres.

Tax/Map Lot 068-006-002-0-0, Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/-12.26 acres, proposed to be +/- 14.16 acres.

Tax/Map Lot 068-006-003-0-0, Davis Hill Road, Secret Cove, LLC, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/- 12.5 acres proposed to be +/-25.74 acres.

Tax/Map Lot 068-006-004-0-0, Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/-11.06 acres, proposed to be +/- 5.29 acres.

The applicants are applying to adjust the lot lines between four lots on Davis Hill Road. The existing lot size and proposed lot sizes are in the lot description above. No new lots are proposed. Additionally, the application proposes the relocation of the proposed cistern from Map/Lot 068-006-003-0-0 to Map/Lot 068-006-004-0-0.

Jeremy Bonin began by recusing himself from the Planning Board as he is a representative of the applicant.

Mr. Bonin provided an overview of the request by the Gilman family to relocate the cistern of the approved subdivision from 2022. Mr. Bonin explained that the new owner of the property where the cistern was originally approved does not plan to install a

driveway, as such locating the cistern there would require a curb cut and driveway solely for access to the cistern. Relocation of the cistern to the proposed location where a driveway exists and is proposed to be modified would reduce overall disturbance and number of curb cuts to Davis Hill Road.

Mr. Bonin explained that the owners are willing to replace the culvert under Davis Hill Road that was required as part of the original cistern replacement, even though they would not be impacting the culvert with the newly proposed plan.

Mr. Bonin turned the attention of the group to the mocked-up cistern infrastructure at the approved location. He explained the orange ribbon denotes the perimeter of the cistern. The water level pipe and the water access pipes were demonstrated. This location will require 2 feet of fill above the tanks due to the topography of the land in this location.

The group reviewed the drainage flow from the culvert under Davis Hill Road with flows onto the Vose property, into an underground pipe which exits at the northwest side of the parcel and eventually flows back under Davis Hill Road and into Lake Sunapee.

The site visit continued to the location of the proposed cistern. Mr. Bonin oriented the participants to the components of this location and explained the flagging and pipe locations. Due to the topography, this cistern would sit lower in the ground and the fill pipe would be two feet lower than the existing grade. The driveway into the new cistern would be modified to be realigned parallel to the cistern. David Royle asked for clarification on the driveway alignment. Mr. Bonin explained the currently skewed driveway would be realigned perpendicular to Davis Hill Road to allow fire apparatus easy access.

Mr. Bonin turned the attendee's attention to the housing across the street and noted that the accessory structure and homes across the street of the proposed cistern are sited closer to Davis Hill Road and the opposite cistern than the Vose home is to the original location.

Chief Lyon and Mr. Bonin confirmed the road surface width at the two sites are each +/- 20'.

Mr. Bonin reviewed the planting plan for the proposed cistern location and explained that the top of the cistern can only be planted with herbaceous species, like ferns. The proposed site requires removal of 20 trees and the approved site requires more than 40 trees be removed.

2. **Motion to Adjourn**

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

The meeting was adjourned at 4:45 PM

Respectfully submitted,
Adam Ricker

Town of New London

Note: RSA 91-A:2, II provides that “*Minutes of all such meetings, including nonpublic sessions, shall include the names of members, persons appearing before the public bodies, and a brief description of the subject matter discussed and final decisions.*” A video of the entire meeting may be available for viewing on the town website, NewLondon.NH.gov, if more than the brief description contained in these meeting minutes is desired.