

NEW LONDON MASTER PLAN STEERING COMMITTEE

MEETING MINUTES

Tuesday, April 10, 2018

8:30 AM

PRESENT: Paul Gorman, Janet Kidder, Mark Vernon, Bill Dietrich, Jeremy Bonin & Tim Paradis,

MEMBERS ABSENT:

OTHERS PRESENT:

Adam Ricker-Planner

- 1. Call to Order:** Jeremy Bonin called the meeting to order at 8:30 am.
- 2. Survey Discussion:** The group discussed the survey questions that would be included in the Master Plan. The working document of survey questions is attached to these minutes with the text in blue representing what was discussed at the meeting.
- 3. Next Meeting:** The next meeting is schedule for March 20 at 8:30
- 4. Adjourn:** Jeremy Bonin, motioned to adjourn, Janet Kidder seconded. Meeting adjourned at 10:00 am.

Respectfully submitted,

Adam Ricker
Town Planner
Town of New London

Key: blue text – recent change in process/need of approval or attention

black text – completed/approved revision

grey text – not addressed as of yet

highlighted text – needs data/attention

POTENTIAL QUESTIONS FOR TOWN SURVEY (revised 04.18.2018)

INTRODUCTION:

The Master Plan Survey provides the public with the opportunity to weigh in on topics in New London as they pertain to development. The Master Plan is the document that guides the Planning Board in the development of the zoning ordinance, site plan regulations and subdivision regulations.

The total year-round population of New London according to the 2016 American Community Survey is 4,595 with a total of 2,303 housing units, 521 of which are considered seasonal or recreational use only. Colby-Sawyer College is a large presence in New London with a 2017 student enrollment of 1,043.

We hope that you take the time to complete the survey, we estimate it takes XX minutes to complete.

In addition to the survey, the Master Plan Committee will be holding planning charrettes in the summer/fall of 2018 and we encourage you to participate in those as well.

TOWN CHARACTER AND GROWTH

Question #1: Please rate the importance of each attribute you feel contribute to making New London a desirable and unique place to live and/or work:

Very Important - Important - Not Important - No Opinion

- Small town atmosphere (Village center, New England charm, sense of community, etc.)
- **Natural Resources (Scenic vistas, lakes, mountains, open spaces, etc.)**
- Availability of outdoor & indoor recreational activities
- Availability of commercial goods & professional services (shops, restaurants, health care, legal, etc.)
- landmarks, historic buildings
- Scenic views/vistas, ridgelines
- Rural quality, agricultural/open fields, stone walls, tree lines, charming rural roads
- Lakes, wetlands, marshes, bogs
- Mix of commercial and residential main street
- Colby Sawyer campus/buildings
- **New London Hospital**

Question #2: Please rate the importance of each of the following objectives in planning for the future of New London over the next fifteen years:

Very Important - Important - Not Important - No Opinion

- Attract a more balanced mix of resident age groups
- Attract commercial and professional services
- Attract tourist (seasonal, outdoor recreational) business
- Attract clean, non-polluting light or high-tech businesses

RESIDENTIAL AND COMMERCIAL LAND USE: (Note: should include a map)

Question #1 Rank in importance the types of development that you would like to see in New London. (1, 2, 3, 4, 5) one being the most important and five being the least important.

_Residential _Commercial _Light Industry _Business _Agriculture

Question #2: In what part(s) of Town would you support additional area(s) to be zoned for commercial use?

Note: Existing commercially zoned areas include: Main St. from Seamans Rd. to Parkside Rd. (from the

Police Station to Peter Christian's); Newport Rd. from Little Sunapee Rd. to the Post Office; and, the center of Elkins (from Elkins Chapel to Hillcrest drive).

- No further commercial development
- Anywhere in Town
- Only where there is access to public water and sewer service
- Behind existing commercial zone on Main Street towards Barrett Rd. between the Village Green Shops and Parkside Rd.
- Main St. between Parkside and Little Sunapee Rd.
- Elkins area
- Route 11 between Main and Seamans
- Around the I-89 interchanges
- Along State highways and major town roads

Question # 3: If additional area were zoned for commercial/industrial development in New London, which types of uses would you prefer to see? Where? (Note: reference map)

- Shops, restaurants, retail sales, retail services
- Businesses, professional offices, banks
- Filling stations, repair garages (by special exception)
- Light industry, wholesale establishments (by special exception)
- Theaters, halls, clubs (by special exception)
- Other?

Question #4: New London is currently at approximately ??% buildout for population, what additional types of housing opportunities, besides single-family homes, should be supported in the town? Please rank (1, 2, 3, 4, 5, etc.) one being the most important and five being the least important.

- Housing for elderly
- Apartments
- Condominiums
- Cluster Developments
- Detached Accessory Dwelling Units
- Tiny Houses
- Mobile/Manufactured Homes

Question #5: Mobile homes, or manufactured homes, currently may be placed in any zone. Should New London consider developing an overlay district to identify specific locations for such homes or developments?

Question #6: Workforce or affordable housing is housing affordable to all income levels and generally applies to mortgage or rent, insurance and taxes being no more than 30 percent of a household income. Do you think there is a need for workforce/affordable housing for people who work in New London such as police, firefighters, teachers, health care providers, etc.?

Very Important - Important - Not Important - No Opinion

Question #7: If important, please indicate your level of support for the following methods of how New

London could address the need to accommodate housing for people who work in Town? Fill in from past survey

TRANSPORTATION AND PARKING

Question #1: Do you support expanding public transportation to major regional transportation hubs such as Lebanon/Hannover, Manchester and Concord?

Question #2: Do you support developing a local transportation center in New London?

Question #3: Do you have concerns about traffic speeds? If so, where?

Question #4: Do you feel there is sufficient parking in New London? If not, where is parking a concern? (SEE PUBLIC COMMENT AT END)

Question #5: Do you use the Park & Ride? If so, do you use it for the Coach or carpooling?

Question #6: Do you feel the Park & Ride offers enough parking? If not, would you use a secondary parking if it were within approximately 2 miles?

Question #7: Do you feel New London needs more sidewalks? If so, where?

CONSERVATION & NATURAL RESOURCES

Question #1: Do you support continued efforts by the Town to protect land that is considered significant to the Town's character (i.e. the Philbrick-Cricenti Bog and the Town Common)? If yes do you support seeking additional land acquisitions?

Question #2: If yes to the question above, should the Town invest in the protection of additional lands considered to be significant to the Town's character?

Question #3: Existing land use regulations do not protect the natural resources listed below.

Please indicate your level of support for protecting/conserving the following natural resources through amendments to local land use regulations. Please rank (1, 2, 3, 4, 5...) one being the most important and ? being the least important.

Ridgeline

Groundwater resources

Wildlife habitat

Agricultural land

Shoreline

Scenic views

Forested lands

Wetlands

Question #4: Should the Town utilize its 800 acres of town-owned land for alternative energy sources such as solar, wind, geothermal and biomass for the purposes of powering and heating municipal facilities? If so, which would you support.

Question #5: Resiliency question (me)

PUBLIC FACILITIES AND SERVICES

Question #1: Do you support the concept of developing a community center in New London to serve people of all ages and provide a variety of activities? (SEE PUBLIC COMMENT AT END)

Question #2: Do you support the Town participating in financing the concept of a community center?

Question #3: What type of improvements for pedestrian and bicycle conditions do you support?

- Sidewalks are paved and allow pedestrians but not bicyclists.
- Multi-Use Paths are constructed of crushed gravel and allow multiple uses such as walkers, runners, & mountain bikers.
- Bike Lanes are built on the side of the road with a painted stripe separating the bike lane from vehicle lanes for bike use only.
- Bike Paths are separate paved paths for bike use only that are built off-road.

Question #4: The Town currently has a network of hiking and walking trails in the rural parts of the community. Please indicate your level of support for adding the following segments to the hiking and

walking trail network. (Please rate each segment)

Question #5: Do you support the creation, addition or expansion of the following public facilities on the lakes listed below? (Please rate each type of facility for each of the listed lakes) (Lake Sunapee, LL Sunapee, Pleasant, Messer)

Public Beach

Beach Parking

Public Boat Access

Boat Access Parking

DEMOGRAPHICS:

Question #1: Are you a:

- Resident property owner, or
- Nonresident property owner
- Year-round resident, or
- Part time resident
- Other _____

Question #2: What part of Town do you live in? (map)

Question #3: In what age bracket are you?

- Under 24
- 25 to 34
- 35 to 44
- 45 to 59
- Over 60

Question #4: How far do you commute to work?

- Not applicable/retired
- Work from home
- 0-4 miles
- 5-9 miles
- 10-19 miles
- 20 miles or greater

Question #5: Which best describes your housing arrangement? Unsure of our notes/discussion

IN QUESTION:

Question #?: Sustainability is commonly defined as: "Meeting the needs of current generations without compromising the needs of future generations." To determine if something is sustainable, three elements must be considered: economics, environment and social equity.

Should the Town work toward sustainability in its own operations (i.e. energy conservation) and promote sustainable practices on a town-wide and regional basis? (merge to Resilient)

Question #?: It is estimates that 40-50% of the weight of trash is food waste that could be composted. Weather permitting, composting makes sense even for non-gardeners because it greatly reduces tipping fees and "recycles" organic matter. Would you buy an inexpensive composter if sold by the Town?

Question #?: Would you compost food waste if the Town had a composting facility for food waste? (The Town already has a composting facility for yard waste at the stump dump.)

Question #?: The Town would like to encourage recycling to save tax dollars and to promote sound environmental practices. "Pay-as-you-throw" is one alternative that has greatly increased recycling and saved thousands of dollars in tipping fees in other NH towns, while generating recycling revenues. Citizens pay a minimum amount (\$1-\$3) for each bag of trash and nothing for bags of recyclables. If it made economic sense, would you support a "pay-as-you-throw" program? Did we discuss this?

Question #?: How else could the Town encourage recycling?

PUBLIC COMMENTS TO ADDRESS:

"I regret that I am not very conversant with the Planning Board's mandate, through the Master Planning Committee, on what the Board's role is on actual broad, Town-wide issues such as parking. However, I note that in the last minutes posted on line, the Library referred to parking concerns, from which I would infer that parking issues are within your purview. Moreover, the Selectmen have voiced a concern about parking at the Buker building, and there have been some indications within the ambit of Planning Board and Zoning Board reviews of parking concerns.

The online Town calendar indicates that the Master Planning committee will be meeting next week, and I hope the committee will include within its review the need to address parking needs within the "downtown corridor."

In addition, as you are aware, there have been discussions of the possible need for a new police station, or, possibly additional space for the Rec. Dept., if the police station remains at the Buker building. If "master planning" includes consideration of the future needs of the Town, it would seem to make sense to begin discussions on these issues, as well.

Given the nature of some of the questions being considered for the Town Survey by your committee (e.g., whether residents want/don't want a community center; whether residents want more beach parking), it would seem downtown parking is within your mandate. It would also seem wise in the survey to inquire whether residents favor keeping the police dept. where it is, if possible. As an aside, with regard to the questions about a community center, it would seem more thorough, and telling, to include questions regarding willingness to carry by tax assessment all or some costs of construction and ongoing costs of operation and maintenance as a part of the overall inquiry.

Thank you for your consideration of my thoughts."

She wanted to suggest that a question be put in the document near the question regarding a community center....the question would ask whether people are in favor of repurposing buildings instead of new construction. I think she was one of the active defenders of the re-purpose of the '41 building.