



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board  
MEETING MINUTES  
Tuesday, April 27, 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, voting), Paul Vance (voting), Marianne McEnrue (voting) Joe Kubit (voting), David Royle (voting), Tim Paradis (voting), Jeremy Bonin, Emily Campbell, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** Katie Vedova

**OTHERS PRESENT:** Adam Ricker, Nancy Marashio, Dan O'Halloran, John Mathewson, Dane D'Archeangelo

1. **Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information.
2. **Review of minutes: April 13, 2021**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to accept the minutes of the April 13, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Jeremy Bonin: abstain, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Gorman: yes.**

3. **Public Comment** - None
4. **PUBLIC HEARING – Scenic Road Tree Cutting**

Pursuant to NH RSA 231:158, The New London Planning Board will hold a Public Hearing to hear an application by Eversource to trim and remove hazard trees on roads designated as Scenic roads. The trees are located on Camp Sunapee Road, County Road, Davis Hill Road, Shaker Street and Whitney Brook Road. Additional details of the cutting plan can be found on the Town's website under April 27<sup>th</sup> Planning Board Meeting Materials.

Additionally, the Town of New London Public Works Department has requested to remove hazard trees on Davis Hill Road. Adam Ricker noted the town is not under the same requirements to notify homeowners. Selectman Kidder stated even if the town is not required to notify the homeowners, it is important that the homeowners be notified that this is going to happen. Chair Gorman recommended continuing this and discussing it again at the next meeting in May. Adam Ricker will discuss this with Bob Harrington in the meantime.

Dane D'Archeangelo, an arborist with Eversource Energy attended the meeting. This proposed tree cutting is for the scenic roads of Camp Sunapee Road, County Road, Davis Hill Road, Shaker Street and Whitney Brook Road. There are two tree work scopes they are working on, one is for trimming of the trees which is their standard maintenance trim, 8 feet to the side of the high voltage primary wires and the top of the poles (15 feet above that wire and 10 feet below the wire). This is standard trimming done every four to five years to clear out any regrowth. In addition, they did a hazard tree assessment. Permission is needed from the homeowner and the town in order to do this work. The work is contracted out by Asplundh tree expert and they are also the ones getting permissions from the landowners. The homeowner gets a letter in the mail. If they receive the letter and don't respond it is considered implied consent, otherwise they have an option to request consultation to discuss the trimming. For hazard tree work, they have to get the document signed in order to cut the tree down. This work is planned for late summer.

According to RSA 231:158, it is a requirement for any work done within the scenic road right of way on trees greater than 16 inches in circumference requires that the utility company gets permission from the Planning Board in addition to the property owners.

**IT WAS MOVED (Joe Kubit) AND SECONDED (Marianne McEnrue) to approve the request to remove or trim the trees on scenic roads as suggested by Eversource. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Paul Vance: yes, Janet Kidder: yes, Tim Paradis: yes, Paul Gorman: yes, Joe Kubit: yes, Marianne McEnrue: yes.**

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Paul Vance) to continue the discussion of removing hazard trees on Davis Hill Road until the next meeting on May 11, 2021. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Paul Vance: yes, Janet Kidder: yes, Tim Paradis: yes, Paul Gorman: yes, Joe Kubit: yes, Marianne McEnrue: yes.**

John Mathewson asked about the moving of a power line on Whitney Brook Road. Mr. D'Archeangelo stated the Whitney Brook Road involves pulling the line that goes through the conservation area and bring it on to the road side. This will allow for easier maintenance, shorter durations of outages when they happen and overall it is safer. Trees need to be cut and some trimming done in order to make room for the new lines.

- 5. Conceptual – DCO, LLC – 256 Main Street – Tax Map 084-062-000-000-000- Zoned Commercial.** The property owners would like to discuss the potential of paving the parking lot and determine if site plan review is necessary.

Dan O'Halloran attended the meeting and stated he and his wife own both properties (256 Main St and 19 Pearl St). When they bought the property on 256 Main Street they discovered the gravel from the driveway tends to cause problems on Pearl Street because it consistently washes out. It causes issues with the culvert as well. When they bought the property they were not prepared to pave it but now they would like to pave both properties. The property on Main Street has four units and the property on Pearl Street has three units. There is a combination of commercial and rental space.

Adam Ricker stated due to the excavation required take out the existing driveways and the implementation of the new pavement plans this should require site plan review. Mr. Ricker would like to get the Board's opinion on whether they feel site plan review is needed. Joe

Kubit has concerns about gravel versus asphalt and the water running down Pearl Street onto Barrett Road. Mr. O'Halloran stated it is his understanding that hard packed gravel and dirt driveways have a higher volume of runoff than pavement. By paving they will minimize the runoff and cause less issues for the town and residents. The volume of water would not be increased as a result of paving but even a slight difference in grade could send water in a different direction.

Tim Paradis asked for clarification on the need for site plan review as this seems like an improvement for the town as they are simply replacing one impermeable surface with another without the gravel washout. Jeremy Bonin stated it is strange when one surface is being swapped out for another surface and the net result is the same it would trigger other things to be reviewed in the site plan review. Mr. Ricker stated when making a change to exterior layout there is a need to do site plan review and review other issues such as drainage and parking. Drainage in this area is an issue and we need to be sensitive to that. Selectman Kidder stated by going through site plan review, there may be issues with the number of parking spaces. Mr. O'Halloran stated if he has to go through site plan review he will most likely not go through the massive financial cost and process of that and will keep it gravel. Costs for materials are also going up and a site plan review would delay getting the work done.

Jeremy Bonin asked what specifically we are looking at. Do we need to review the things that aren't changing? Mr. Bonin stated if we make this too difficult then a betterment is not going to happen. Mr. Ricker stated some things may not be applicable and the board can grant waivers if requested. The scope of the review would focus on the parking lot since that is what is changing.

The group took a poll to determine if site plan review should be required:

Jeremy Bonin: no

Janet Kidder: yes

Tim Paradis: yes

Marianne McEnrue: yes

David Royle: no

Paul Gorman: no

Paul Vance: yes

Based on the poll it was determined that site plan review would be required. It is now up to Mr. O'Halloran to decide if he wants to proceed with this process. If there is a truncated list to review Mr. O'Halloran would consider it but will need to weigh costs and timelines to see if it makes sense.

6. **Conceptual – Pearl Street, LLC – 19 Pearl Street- Tax Map 084-048-000-000 – Zoned Commercial.** The property owners would like to discuss the potential of paving the parking lot and determine if site plan review is necessary  
(See discussion above)

7. **Other Business**

**Master Plan**

Chair Gorman has stated that the Master Plan would be discussed at the second meeting of each month to begin the process of developing a structure that will implement the Master Plan. A group will meet online on Thursday, May 13, 2021 to develop an organized structure

that will work through the document and identify areas of present zoning regulations that need to be adjusted to reflect the opinions expressed in the Master Plan.

**CIP Process**

Chair Gorman noted the CIP process is a process that involves having a subset of the Planning Board meet with the Budget committee and leaders of town's administration. The discussion focuses on what future needs there will be in the next 3-5 years and what expenditures are involved. A report that summarizes this information is then submitted to the Board of Selectmen. Chair Gorman asked the members of Planning Board to let him know if they are interested in being a part of the CIP process.

8. **Future Meeting Dates:** The next Planning Board meeting will be held on May 11, 2021. Adam Ricker reviewed the Planning Board meeting schedule for the upcoming summer months.

9. **Motion to Adjourn**

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Tim Paradis: yes, Paul Gorman: yes, Joe Kubit: yes, Marianne McEnrue: yes.**

The meeting was adjourned at 8:27PM

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London