



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, April 4, 2023 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: Marianne McEnrue, Joe Kubit

OTHERS PRESENT: Town Planner, Adam Ricker, Andrew Winter, Erin Lambert, David Crandall, Tom Manion, Bill Helm, Steve Allenby, Liz Meller, Joe Cardillo, Ken Viscarello, Nancy Marachio, Judy Cooper, Russ Moores, John McKenna, James Cricenti, Peter Nichols, Colin Beasley

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Public Comment** – None
3. **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. Mr. Winter shared that they learned less than two weeks ago that that the New London – Springfield water precinct would not be able to provide them with domestic water service. They had to start looking at alternative options that included drilling their own well.

Erin Lambert, Civil Engineer shared the changes that were necessary since they were now supplying their own private water. This impacted their utility plan and the Planning Board reviewed the new plan. The fire department had requested that they carry the water line through the property and connect to the Fenwood property. At the request of the water precinct, there will be easements associated with that. The water precinct will be supplying water for fire suppression.

The onsite water supply will be a drilled well. The Department of Environmental Services (DES) has a prescribed protective radius and the size of that depends on how much water you are drawing. This project will require a 150-foot protective radius. The plan shows a pipe coming from the well head to a pump house. In lieu of building a separate building for the pump house, they are planning to use the garage that is already there. They will also need a storage tank that will store about one day worth of water. There will be a generator dedicated to running the pumps.

Ms. Lambert also addressed the sewer and stated they won't require a pump station as they are collaborating with New London Hospital on a plan that will allow them to connect to their system.

Ms. Lambert stated there are two waivers being requested. The first waiver is a request to reduce the number of parking spaces. The zoning ordinance requires two parking spaces per apartment which equals 120 spaces. There will be 40 one-bedroom units and 20 two-bedroom units so they feel that 120 parking spaces would be more than needed and providing 1.5 spaces per unit would provide adequate parking. The actual number provided would be 109 spaces that include ADA spaces as well as spaces dedicated to electric vehicle charging. They have been working collaboratively with the town to reduce impervious area. A question was asked whether the charging stations would just be for residents or also open to the public. Adam Ricker noted that an amendment was adopted recently at town meeting stating that charging stations on a residential site that are restricted to residents and guests are an accessory use to the overall residential. If charging stations were to be open to public for general use, this would require a special exception from the Zoning Board of Adjustment.

The second waiver is related to the parking space and aisle dimension ordinance. They are requesting the space be reduced to 9'X18 with a 24' aisle. The met with the Fire Department to run truck turning movements to ensure the trucks can circulate the parking area and access the site. The school bus will not be going through the site as they prefer to stay in the public right of way so a kiosk will be built for students to wait for the bus.

Waivers:

1. Requested waiver of Article VI, F of the Site Plan Review Regulations to reduce the number of required spaces from 120 to 90, with the actual number being built 109 including ADA spaces and spaces dedicated to electric-vehicle charging.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to approve the waiver to reduce the number of required spaces. THE MOTION WAS APPROVED UNANIMOUSLY.

2. Requested waiver of Article VI, F, Appendix A, (b) stall dimensions and (c) aisle dimensions to reduce the stall size to 9'x18' with aisles of 24'.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the waiver to reduce the stall space and aisle dimensions. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the site plan with the following seven conditions. THE MOTION WAS APPROVED UNANIMOUSLY.

Conditions:

1. The New London Springfield Water Precinct issues a connection permit to service the Fire Suppression System prior to the application for the Zoning Permit
2. A copy of the signed waterline easement with the Fenwood Homeowners Association be supplied with the application for Zoning Permit.
3. A copy of the signed sewer easement with the New London Hospital Association be supplied with the application for Zoning Permit.

4. Any vegetation impacting the sight lines for vehicles entering or exiting County Road will be maintained so as not to interfere.
5. The future Community Center project will be subject to Site Plan Review at which time the owner wishes to move forward with the project.
6. Underwood Engineers will affirm the resolution of any outstanding comments on the sewer review prior to the issuance of the Zoning Permit.
7. Approval from NH DES for the water supply system.

Finding of Facts:

1. The Use & Density are allowable in the Commercial Zone.
2. The proposed lighting complies with the NL Site Plan Review Regulations.
3. With the approval of the waivers, the parking layout and number of spaces are deemed sufficient.
4. The traffic analysis conducted and reviewed is determined to not pose any significant impacts to the traffic patterns or volume of the immediate area.
5. The design provides sufficient measures for fire protection & emergency response, through a sprinkler system and traffic circulation.

4. **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.

Ms. Lambert stated the lot line application is requesting that the lot line between 15 and 17 be adjusted by annexing 6.09 acres from lot 15 to lot 17. This results in lot 15 being 34.01 acres and lot 17 being 7.68 acres.

Finding of Facts:

1. The proposal includes lots that meet the minimum size and road frontage required by the zone districts.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to approve the annexation. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Future meeting Dates** – The next meeting will be held on April 11, 2023 at 6:30pm.
6. **Motion to Adjourn**
IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:02PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London