



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, May 23, 2023 Kearsarge Professional Development Center, 6:30 PM

MEMBERS PRESENT: Tim Paradis (Chair), Jeremy Bonin, Paul Gorman, Marianne McEnrue, David Royle, Paul Vance, Bill Helm (Selectmen's Representative)

MEMBERS ABSENT: Katie Vedova, Emily Campbell, Joe Kubit

OTHERS PRESENT: Town Planner, Adam Ricker, Don Cox, Susan Cox, Peter Nichols, Ann Bedard, Tom Vannatta, Mike Hansen, Michael Murphy

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm. Chair Paradis welcomed Bill Helm to the meeting. Selectman Helm will be the new Selectmen's representative on the Planning Board.
2. **Review of minutes:** – March 28, 2023 & April 25, 2023

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to accept the minutes of the March 28, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Bill Helm abstained from the vote.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to accept the minutes of the April 25, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Bill Helm abstained from the vote.

3. **Public Comment – None**
4. **PUBLIC HEARING – Conditional Use Permit - Accessory Dwelling Unit** – Jennifer & Michael J. Murphy. Located at 654 Wilmot Center Road. Tax map 040-003-0-0-0, +/- 5.83 acres. Zone Agricultural Rural Residential (ARR). The applicant is applying for a one-bedroom accessory dwelling unit of 450 square feet. The space to be classified as an accessory dwelling unit is currently constructed as the primary dwelling on the property. The application will allow the property owner to construct a new primary dwelling and convert the existing unit to the ADU.

Michael Murphy stated that the existing structure is a 24 X 36 barn with a loft that he and his wife are currently living in. They are now ready to build a one-story addition onto it to be the rest of their home. They'd like to keep the loft in the barn (which has a small kitchen and bath) and be able to use it as an accessory dwelling unit (ADU). There will be a connector that will connect the barn to the new construction. The septic has been approved so there are no issues with that.

Adam Ricker shared that he was unable to meet with the Fire Chief prior to the meeting but was able to discuss it with him over the phone. The Fire Chief has requested as a condition

of approval that they meet to go over the plan before the building permit has been signed. Also, the egress windows in the bedroom need to meet the minimum requirement.

Finding of Fact

1. The ADU is an approved use
2. The ADU totals 450 square feet
3. The ADU is one bedroom
4. The NH DES approved septic accommodates the 1-bedroom ADU

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve the application with the condition that approval of the associated building permit is subject to implementation of life safety measures required by the New London Fire Department. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Conceptual** – Mike Hansen attended the meeting to discuss the possibility of having an office on the lot on Main Street, across the street from Spring Ledge Farm. There was a house previously on that lot that was taken down in 2019 and the lot has been vacant since. The plan was to move staff to that location from Springfield, New Hampshire. Horizon’s Engineering provided a plan that shows traffic entering and exiting, drainage and parking.

Mr. Hansen is asking the Planning Board for their thoughts and comments on having an office building with parking in the rear of the lot. This would be a single level building with a few ADA spaces and landscaping in the front. Adam Ricker stated the site plan regulations request that all parking be in the rear of the lot in the commercial zone. Mr. Hansen responded he would be willing to look into doing that.

Marianne McEnrue asked about the driveway and access to the main road. Mr. Hansen responded due to the corner it is a difficult area. It is a commercial lot but is not great if there is high traffic. His business is a bridge construction business that does engineering, permitting and designing of bridges. Customers typically don’t come into the office and he would have approximately 5 employees onsite. Mr. Hansen suggested that cars exiting would only be allowed to make a right turn out of the property. Mr. Ricker commented that if this was to move forward to a submitted application, the Planning Board will need to know what the actual site line distance is.

Peter Nichols discussed the water supply issue that was recently addressed with regards to the Twin Pines project and asked if this would be an increase to the amount of usage that the water precinct might be sensitive to? Mr. Hansen stated he spoke with Rob Thorpe about this and was told since they had an existing hook up, they would be entitled to hooking up to it again.

6. **WORK SESSION:** New London Housing Commission – Discuss the goals and priorities for 2023.

Members of the Housing Commission attended the meeting. Peter Nichols shared that the Housing Commission worked hard and with the guidance of the Planning Board were able to get some regulatory change in adjusting the workforce housing bylaws. Now may be a good time to step back to see what other ideas are out there for the housing Commission to explore.

Paul Gorman asked for an update on several of the significant projects going on in town. Adam Ricker responded that the five units behind Pella Windows are finalizing construction

details and are moving forward with state building permits. These units should be able to connect to the municipal water system.

The Continuum project will not be able to hook up to the water system so they are exploring options. Twin Pines was told they also would not be able to connect to town water so were able to plan for that prior to site plan approval. They are in the process of waiting to hear back on financing for the project through the low-income housing tax credit program. They are also going through the Alteration of Terrain permitting process.

David Royle asked what this means for future approvals for water. Adam Ricker stated the water precinct is in the process of figuring out exactly what their capacity is and what potential there is to increase that capacity. They expect to get reports back from the engineer by late summer. Bill Helm added that according to the report from Ken Jacques at a recent Board of Selectmen's meeting, current water users will not have any problem continuing to access water. There is adequate capacity for that. The issue to discuss with the housing Commission is what work arounds there might be if there isn't access to the water precinct. Twin Pines is being provided with fire suppression water through the precinct.

Adam Ricker stated there are things he would like the Housing Commission to explore. One is detached accessory dwelling units (ADU). There is a growing interest in ADU's and is worth discussing but would require a lot of education within the community. Another is the elimination of the 5-acre minimum in the Planned Unit Development overlay. Ann Bedard also thinks the Planning Board needs to address tiny houses.

Tom Vannatta commented that the Housing commission is an advocacy group and there is a lot of overlap between the Planning Board and Housing Commission. In order to address these issues, it's important to keep the communication going. The hope is by working collectively with other groups, we can solve some of the housing problems.

Peter Nichols feels it's important to listen to the messages coming from the community and do that by conducting forums and symposiums. By bringing in speakers we can understand what is happening in other towns and learn what they are doing to address issues.

7. Zoning Atlas: <https://www.anselm.edu/about/offices-centers-institutes/centers-institutes/centerethics-society/nh-zoning-atlas> [anselm.edu]

Selectman Helm asked that the Zoning Atlas link be shared as it is something that is beneficial for all to understand and is a great resource.

8. **Future meeting Dates** – The next meeting will be held on June 13, 2023 at 6:30pm.

9. **Motion to Adjourn**

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 8:01PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London