



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, May 25, 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), Emily Campbell, Jeremy Bonin, Katie Vedova, Janet Kidder (Selectmen's Representative)

MEMBERS ABSENT:

OTHERS PRESENT: Town Planner, Adam Ricker, Hazem Dani, Kevin Lucey, Loranna Lucey, Evan Hickey, Bob Harrington, Neily Soto, Steve Grill, J. Merrill Lord, Lori Underwood, Kurt Kroft, Helen Sieburg, Mathew Broas, Ken Kozyra, David Fenstermacher, Michelle Rylander

1. **Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information. David Royle will be a voting member in Jeremy Bonin's absence tonight.
2. **Review of minutes: May 11, 2021**

IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to accept the minutes of the May 11, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Janet Kidder: yes, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Gorman: yes.

3. **Public Comment** - None
4. **PUBLIC HEARING Final Site Plan Review** – New London Hospital Association Inc. – Located at 273 County Road. Tax Map 072-018-0-0-0, +/- 10.050 acres, Zoned Hospital Institutional. The applicant is proposing 2,400 square feet of interior renovations and floor plan layout change to accommodate a new Urgent Care Clinic Facility. Additionally, they propose an ADA accessible sidewalk and four new parking spaces to serve the clinic. There is no proposed change to the building footprint. The application was received on May 4, 2021.

Hazem Dani from CHA Consultants attended on behalf of New London Hospital to discuss plans for a 2,400 square foot internal renovation to accommodate a new urgent care facility. Architect Evan Hickey and Kurt Kroft also attended the meeting. The site is located at 273 County Road and is on the existing New London Hospital site. A new ADA compliant sidewalk will also be installed which will have a trench drain to collect and send storm water into the existing drain line. Four more parking spaces will be created, one of which will be

ADA accessible. Ten existing parking spaces will be dedicated to the Urgent Care facility. The site will be accessed using the existing entrance on County Road. It was suggested that a cross walk be installed on the hospital side to the parking spaces on the south side. A couple of trees will be relocated. They are respectfully asking the Planning Board to grant the requested waiver that requires a boundary survey. They do not anticipate the change in space to generate a significant change in the amount of traffic that will impact County Road.

The space they will be renovating is existing exam suite space. Lori Underwood, COO of New London Hospital noted this space was previously leased by Upper Valley Neurology and Concord Urology but these two suites were never fully leased. These current occupants will be accommodated in an adjacent suite without any interruption to their service. The Urgent Care facility will be staffed by New London Hospital employees. The anticipated hours of operation are Monday – Friday from 9am – 7pm, Saturday from 9:00am – 5:00pm and Sunday from 9:00am – 3:00pm. There is no plan at this time to close the Emergency Room and it will still operate 24 hours a day, 7 days a week.

Jeremy Bonin asked about signage. Evan Hickey stated at the moment there is no proposed signage for the building itself. There is a thought about having hours of operation on the door. Signage will be a separate application once they get to that point. Adam Ricker stated signage in the institutional district is handled differently and doesn't have to go through the full site plan review process and can be handled as a regular Planning Board matter. There will be no additional lighting at this point other than wall packs. The facility is only open until 7:00pm so there is no need for additional lighting and what is there should be sufficient. Chair Gorman has concerns about lighting, particularly in the winter months. Adam Ricker suggested a lamppost at the end of the walkway to delineate the walkway entrance (at the road crossing). The hospital was agreeable to that as they want to make it as safe as possible for patients. The goal is to start as soon as all the approvals and permits are granted and to complete the project by September.

Chair Gorman would like the representatives from New London Hospital to come back to discuss signage when they know what the plans are for these two areas.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the request for a waiver for the boundary survey. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Janet Kidder: yes, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Gorman: yes.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the proposal with the following two conditions:

- 1. Installation of a crosswalk from the hospital side to the ten parking spaces on the south side**
- 2. Installation of a lamppost adjacent to the roadway at the end of the walkway**

THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Janet Kidder: yes, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Gorman: yes.

- 5. PUBLIC HEARING – Final Site Plan Review – Mountain View Shopping Center, LLC – Located at 277 Newport Road, Tax Map 059-0-0-0, +/- 9.54 acres, Zoned Commercial. The applicant, Hannaford Bros., Co, LLC, is applying to install a Red Box video rental vending**

machine adjacent to the front door of the existing Hannaford entrance. The application was received on May 4, 2021.

David Fenstermacher, an Engineer from VHB, attended the meeting to represent the applicant. At the front door under the existing canopy Hannaford is looking to install a Red Box video vending machine. They laid it out to ensure they had enough space to not impact any pedestrian movements. Mr. Fenstermacher provided photos and noted in the application that there are LED's associated with it so there is lighting but for the most part it has been located in such a way that it will not impact the operations of the store or create any pedestrian safety issues.

Joe Kubit asked if this would replacing the one inside and the answer was yes, it would replace the existing Red Box vending machine inside. The unit will be up against the wall and is about 3 feet deep.

David Royle raised the issue of traffic and is concerned that Mountain View Shopping Center LLC should look at the traffic flow of cars and pedestrians using Hannaford. Mr. Fenstermacher explained in this case they are just replacing a use that is already in the building so no extra traffic should be generated.

Paul Vance had a concern about placing a Red Box machine where people will be standing to rent a movie right by the front door. This seems to be adding to a problem. Mr. Lord stated the use of renting videos has been decreasing over the years and Red Box usage in the last four years has declined about 50%.

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Janet Kidder: yes, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Gorman: yes.

6. Continued 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 the Town of New London Public Works Department to remove hazard trees on Davis Hill Road. The hearing was continued from the April 27th Planning Board meeting.

Bob Harrington, New London Public Works Director stated that the definition of hazard trees is anything that can cause property damage or personal damage. There are several trees that are mostly dead and are of concern. Adam Ricker noted that since they last met, Mr. Harrington sent a letter to everyone on Davis Hill Road to notify them of the tree cutting and also about the continued Public Hearing tonight.

Mathew Broas commented that he agrees most of the marked trees are dead ash trees and pieces of them continue to come down. He has had concerns about them and is glad they are being taken down.

IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin: yes, Janet Kidder: yes, Joe Kubit: yes, Marianne McEnrue: yes, Tim Paradis: yes, Paul Vance: yes, Paul Gorman: yes.

7. **Conceptual for Telecommunications Tower – US Cellular – Alf & Michelle Rylander – Located at 158 Hemlock Lane**, Tax Map 089-007-0-0-0, +/- 6.6 acres, Zoned Agricultural/Rural Residential (ARR). US Cellular would like to discuss a potential application to build a 125' wireless telecommunications facility. US Cellular would lease a 100'X100' area on the property to construct a 50'X50' compound to house the telecommunications facility.

Steve Grill, an attorney for US Cellular in New Hampshire attended the meeting. US Cellular is the fourth largest cell carrier in the United States. It focuses on the rural market and the goal is to bring advanced wireless services to places like New London. The regulation of towers is in our ordinance in Article 23 and states that towers are a permitted use everywhere in town subject to height limitations. The height is measured by taking the average height of the 5 tallest trees within 150 feet and there is the ability to go further than that if they can demonstrate that it is necessary for adequate service. They are asking for a height of 125' for the tower with the antennas mounted at 120' (it will look like a fake tree). The leaves of the trees have an impact on the antenna so the trees cannot be in similar height to the tower. When the application is presented it will provide evidence of the need and coverage gaps. Their goal is to get on the June 22 meeting agenda for a preliminary review with abutter notice. The property will be leased from the property owners and they have entered into a long term lease agreement with them.

Selectman Kidder asked if residents on Pleasant Lake will look up and be staring at the tower. The response was that it is a significant distance away and the majority of the lake is 2 miles or beyond. Houses on the lake face towards the lake so homes on the northern, southern and eastern side will face away from it. It will also be screened by foliage.

At the next meeting the applicant will provide information on the coverage and population that the tower would cover at various heights. There are dramatically more people covered at the 125' than at a lower height. There will be space to accommodate co-locators but there is no guarantee that they can meet their objectives.

Adam Ricker shared that notification about this will go out to significantly more people than a typical site plan review. Most towns within a 20 mile radius will be notified in addition to all abutters in Wilmot and New London. The ordinance also requires the town to hire a third party review for the process. The applicant is responsible for the cost of this. Mr. Ricker anticipates getting a lot of input from neighbors in Wilmot and New London. The ordinance also requires the board to determine the bond amount to be held in perpetuity should the tower need to be removed. He recommended that the Planning Board members familiarize themselves with what the ordinance says so they have a good understanding of it.

8. **Wetlands Buffer Boundary – Loranna & Kevin Lucey – Located at 55 Queenswood Road**, Tax Map, 118-004-0-0-0, +/- 2.210 acres, Zoned Agricultural Rural Residential (ARR), Wetlands Conservation Overlay District. The subject property is located within the wetlands buffer identified on the March 13, 2001 Streams and Wetlands map. The property owners have hired a wetlands scientist to delineate the wetlands and map the buffer location on the property which identifies a discrepancy compared to the March 13, 2001 map. Per Article XIII, B., 3., the property owner can request the boundary be reviewed by the Planning Board.

Adam Ricker explained that the Lucey's applied for a building permit to change the layout of an existing deck. Upon reviewing the building permit they realized they were within the

wetland buffer. Before the Lucey's bought the house a carport building permit was also denied for being in the wetlands. Mr. Lucey felt they were not within 100 feet of the wetland and that the map was not accurate. There is a part of the ordinance that says if there is a discrepancy in what the property believes and what the map says then the property owner can hire a licensed wetlands scientist to delineate and map the wetlands to prove the data is incorrect. The Lucey's hired a wetlands scientist who determined the map is incorrect. The Planning Board needs to acknowledge that the map is incorrect and accept the change.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to accept the wetlands delineation and buffer on the plan dated May 2021 by Robert Stewart. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, Jeremy Bonin: yes, Janet Kidder: yes, Tim Paradis: yes, Paul Gorman: yes, Joe Kubit: yes, Marianne McEnrue: yes.

9. Other Business

In Person Meetings - Chair Gorman reported that the Board of Selectmen have decided to begin meeting in person again starting on June 21, 2021 at Whipple Hall. The suggestion is being made that other boards and committees do the same. The group discussed the possibility of doing a hybrid model but there is difficulty managing this without having additional staff available to help with the meetings. Katie Vedova stated that now that it has been proven that we can meet by zoom, it would be a good way to accommodate people that can't access public meetings. Selectman Kidder isn't sure we have the technology to provide zoom and live meetings at the same time.

It was decided that the Planning Board would go back to doing in person meetings starting with their July 27, 2021 meeting at Whipple Hall, if state lawn allows.

Master Plan – A regular meeting will be held on the third Thursday of the month to move forward on the issues identified in the Master Plan. The next meeting will be held on June 17, 2021 via zoom at 8:30. All are welcome.

CIP Process– Chair Gorman asked for two volunteers to work on the CIP process. Members of the budget committee will also join in this process.

10. Future Meeting Dates: The next Planning Board meeting will be held on June 22, 2021.

11. Motion to Adjourn

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

The meeting was adjourned at 8:49PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London