



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Whipple Memorial Hall, New London
May 28, 2019 – 6:30PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Marianne McEnrue, Tim Paradis David Royle, Jeremy Bonin, Paul Vance, Joseph Kubit

MEMBERS ABSENT: Bill Dietrich

OTHERS PRESENT: Adam Ricker, Town Planner

1. **Call to Order** – Chair Gorman called the meeting to order at 6:30PM. David Royle will be a voting member tonight in Bill Dietrich's absence.
2. **Review of minutes:** May 14, 2019

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the minutes of the May 14, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. **Public Comment-** None

4. **TREE CUTTING Daniel Schimberg QPRT, Robin Schimberg Trustee** - Located at 196 Pike Brook Road. Tax Map 035-004-000. Proposal to cut one (3) trees. Property located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on May 14, 2019.

Adam Ricker stated that Mr. Schimberg lives in Ohio so he will speak on his behalf. Mr. Schimberg is proposing to take down 3 trees at 196 Pike Brook Road. One of the three trees is broken and as the crown broke off and fell it damaged two other trees on the way down. This impacts two quadrants and leaves a total of 35 in each quadrant. Only 25 points is required.

IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Excavation – 235 Pilothouse Road Realty Trust, Daniel Carbonneau Trustee** – Located at 235 Pilothouse Road. Tax Map 068-005-000. Proposal for an addition that would result in removing more than 250 cubic feet of soil from the property and deposited on the property of Michael Hansen Trust located at 1325 County Road, Tax Map 117-005-000. Town received the application on May 9, 2019.

Brian Vincent of Fuss and O'Neil attended the meeting to discuss a residential project on 235 Pilot House Road, which is located off of 103A. The house was constructed in 2013 and they are proposing an addition to the house which requires excavation. When building the addition it will

result in more than 250 yards of excavation. Most of the material will be removed from the lot and some will get relocated on the lot. The excavation will take place underneath the addition.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

- 6. Conceptual – Barton, Benjamin** – Located at 52 Main Street, Tax Map 073-045-000, +/- .90 acres. Zoned Commercial (C). The property owner would like to discuss the addition of a garage with living space above.

Benjamin Barton attended the meeting to discuss the addition of a garage with living space above on 52 Main Street. He came before the planning board two years ago with a few different ideas and for a variety of reasons decided not to move forward with the project. He presented a conceptual idea and will come before the Planning Board in July but the plans are basically the same as two years ago. The plan is to have connector off the back of office section of the building. It will be a two bay garage with an upstairs that he does not plan to finish. It will be used for storage.

Marianne McEnrue asked for an update for the board the next time as to the abutter's opinion of this project. Mr. Barton went through the process of notifying abutters two years ago but has not spoken to them recently.

Adam Ricker noted that if plan is to build the exact footprint that was approved in June, 2017 Mr. Barton still would have one month to ask the board for a six month extension. At the June 11, 2019 Planning Board meeting the board could vote to grant that extension.

- 7. Conceptual – Continuum Development – Workforce Housing Development.** Located at Newport Road and 166 County Road. Tax Map 059-014-000 (3.1 +/- acres) and 059-018-000(1.35 +/- acres). Zoned Residential (R2). Developer is discussing the proposal to merge the two lots and build a development of townhouse style Workforce Housing.

Chair Gorman stated that the workforce housing regulations that govern our town starts on page 109 of the town zoning regulations. This outlines how to proceed with a workforce housing proposal.

The history of workforce housing began in 2000 in the NH legislature due to issues with certain towns that were, essentially by their zoning, excluding people of middle and modest incomes to own property in these towns. Work was done to establish the right for workforce housing to be present in every town in New Hampshire and a law was passed in 2009.

Attorney Jim Callahan attended the meeting to represent Continuum Development. Continuum is the developer that is proposing the workforce housing project and is also building the senior living facility, New London Place. What came to light when they started the process for the Senior Living facility is the need for staffing. The formal submittal will be the merger of two lots on Newport and County Road to build 40 units of workforce housing. This is not section 8 or subsidized housing but rather housing designed to allow professional people to have affordable housing. This includes people in healthcare, law enforcement and skilled trades. Mr. Callahan read from an article that stated:

"The New Hampshire shortage of healthcare workers threatens both the health of the economy and individuals going without needed care. With roughly 2,000 job vacancies in hospitals,

community health centers, nursing homes and other health care settings across the state, advocates are pushing for the provisions of a \$110 million health care workforce bill to be included in the state budget. The lobbying is intensifying as the budget process moves from the House to the Senate, where the Senate Finance Committee will hold several public hearings later this week.”

The leadership of the state recognizes this is a huge issue and it's important to have a robust economy. We need teachers to teach our kids, nursing staff to take care of us and first responders to protect us. That is what this project is designed for. The location for a project like this is important since it needs water and sewer and should provide walkability to services and work. Close to center is best.

Wayne Morrill of Jones and Beach Engineers described the layout of the project which will be eight buildings with five units in each. It will be traditional style buildings with 2 or 3 bedrooms in each unit.

Marianne McEnrue asked who would be managing this and what percentage of staff for the hospital does the housing represent. Mike Black responded that they can't dedicate this just to New London Place and it would be open to anyone that qualifies. There would be a separate company that would manage this. These will be rental properties.

David Royle asked if a study had been done to see what the area needs for workforce housing now and in five years. Adam Ricker stated the state requires that each regional planning commission to review their regional housing needs assessment. The most recent study done by the Upper Valley Regional Planning Committee was done in 2012. Part of the law is that each community must provide their fair share although this is not defined. We are nowhere near the amount this region needs. In the 2012 report there were 32 units considered affordable in New London but all were in a 55+ community. There were zero affordable workforce units that were available to all ages. The Regional Planning Commission is planning to redo and update this plan but it won't be ready for 18 to 24 months.

David Royle asked about the boundary line between the workforce housing and Hilltop. Will planting be done so residents of Hilltop don't see this in their backyard? Mike Black stated a full landscaping plan will be done just like they did for New London Place.

Marianne McEnrue asked how they came up with 40 units and the configuration of eight buildings with five units in each. Mike Black stated the five building layout is one that is being built currently in Merrimack and seemed to work well on this site too. Adam Ricker explained the process for determining what density they are allowed to build depends on how many units are needed for the project to be viable.

Selectman Kidder asked what they envision for the recreation field. Mike Black stated they wanted some open space and possibly a playground so people could move around but this is still being discussed.

Jeremy Bonin stated there are more parking spots per unit than required and is asking if there are any that are ADA accessible. He also noted the retention pond interferes with the vegetative buffer.

Wayne Morrill replied that they tried to provide enough parking for each unit and then added visitor parking as well. There will be two visitor spots per building. The retention pond is just

there as a place holder so they remember to provide storm water treatment but doesn't mean it will be that big. Mr. Morrill stated there will be ADA accessible units.

Marianne McEnrue asked if there would be any consideration to have patios and/or balconies. Mr. Morrill stated he didn't submit a floor plan for that but next time they do a presentation he will detail that out for the board to see.

J.L. Tonner of Hilltop Place attended the meeting. She is representing several other members that are in attendance to let them know they are not happy about this proposal. They are here to learn and listen and will be at every meeting.

Sue Steubner, President of Colby Sawyer College spoke in favor of the workforce housing proposal. She noted three ways that this will help Colby Sawyer College. The first is for recent graduates to be able to work as nurses, social workers etc. at New London Place and New London Hospital. Having affordable housing to keep young graduates in town would be a great benefit. The second is for faculty and staff and having this option would be a great asset to the college. The third is for students. Keeping New London as a vibrant setting and a vibrant town with workforce development housing would help accomplish that.

Tom Maynard is also a Hilltop resident. There are several residents of Hilltop represented tonight and although they don't have any specific questions he wanted it noted that they do have concerns.

Bruce King, President of New London Hospital attended the meeting to voice his support of this project. He noted that healthcare workers are scarce, and the hospital currently has the largest number of vacancies that they are recruiting for in the 16 years he has been in this role. The vast majority of staff come from outside of New London and he thinks this would be a good program.

Steven Root, New London resident attended tonight to follow what is going on and will be reporting back to the Lake Sunapee Protective Association. He wanted to express concerns about the catchment pond and the watershed that runs to the right of that pond. Is the catchment pond catching all the water from the entire project? Wouldn't it be better to run the water in the other direction since they have a problem already with runoff from the Hannaford parking lot and other parking areas? Wayne Morrill stated this is a conceptual drawing and they have not done final engineering.

Celeste Cook is the Welfare Officer in New London and a past trustee of New London Hospital. She is in support of this plan and this is something that is necessary and needed. We need to keep people in the community and provide them with places to live.

Dan O'Halloran is a business and property owner in town. Affordable housing is a major issue statewide and he is in favor of it.

Linda Colby asked if there was another location that might be more suitable for a project this size. Mike Black stated this property is the best one they have found so far.

Rob Perkins stated that while he supports workforce housing, he does not support this project.

Chair Gorman stated they in the beginning stages of this project and thanked everyone for coming tonight and sharing their thoughts and concerns.

- 8. Master Plan** – There are only three more day for people to complete the Master Plan survey. So far, over 700 have been submitted. There was discussion about the misconceptions that the public has regarding the authority of the Planning Board. There were recent articles in the newspaper that the Planning Board will respond to with regards to specific issues in order to clear up some of these misconceptions and provide the facts.

The meeting facilitator training will be held tomorrow at the New London library at 9:00am. Approximately 15 people will attend.

9. Other Business

Chair Gorman asked the Planning Board to agree to give Vice-Chair Bill Dietrich a leave of absence from the Planning Board until October 1, 2019. All were in agreement.

- 10. Future Meeting Dates:** The next meeting is scheduled for Tuesday, June 11, 2019.

11. Motion to Adjourn

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:24pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London