



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, June 13, 2023
Kearsarge Professional Development Center, 6:30 PM**

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

MEMBERS ABSENT: Katie Vedova, Paul Vance

OTHERS PRESENT: Town Planner, Adam Ricker, Renee Theall, Nancy Rollins, Gary Faccone, Kevin Butler, Karen Epstein, Michaela Delegianis, Augie Ong

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes:** – April 25, 2023

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** – Gary Faccone. Located at 1043 Main Street. Tax/Map Lot 109-006-0-0-0, +/- 2.93 acres. Zone Agricultural Rural Residential (ARR). The applicant is applying for a one-bedroom accessory dwelling unit of 672 square feet. The applicant plans to replace the existing house on the property while converting the existing attached two-car garage to the attached ADU. The applicant proposes a final plan of the new main house totaling 2,246 square feet with two bedrooms and 2.5 baths.

Gary Faccone, owner of the property on 1043 Main Street attended the meeting. Mr. Faccone shared that his plan is to take down the original structure that was built in 1922 and replace it with a new structure that is basically in the same footprint. He also plans to convert the two-bay garage into an apartment. The garage across the driveway will remain unchanged. The main structure will be about 2,000 square feet and the ADU will be about 670 square feet.

Town Planner Adam Ricker consulted with the New London Fire Chief and Fire Inspector to review the plan for the accessory dwelling unit and both are satisfied with the plan. The plan is to take the structure down mid-August and start rebuilding in early September. It will most likely take about a year to complete.

Finding of Facts:

1. **The ADU square footage and number of bedrooms is less than 1,000 square foot and 2-bedroom maximums.**
2. **The septic system has been designed to accommodate the ADU.**
3. **The window in the bedroom meets egress standards.**

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to approve the Conditional Use Permit for the Accessory Dwelling Unit at 1043 Main Street, New London New Hampshire. THE MOTION WAS APPROVED UNANIMOUSLY.

- 5. Public Hearing - Site Plan Review – Home Business-** Gerard & Maryanne Leone, Care Leone & Kevin Butler. Located at 324 Barrett Road, Tax/map lot 096-039-0-0-0, +/- 1.5 acres. Zoned Urban Residential (R-1). The applicant is applying to operate the owner's roofing business, L&B Roofing, from their home. The business would occupy 264 square feet of a detached workshop, 80 square feet of office space within the residence, and 100 square feet of storage space within the basement of the residence. The total square footage used by the business is 504 square feet. The applicant proposes up to two non-resident employees.

Joe Kubit recused himself as a voting member for this public hearing and Emily Campbell was appointed to be a voting member.

Kevin Butler explained that he is looking to hire two employees to operate a home-based roofing business. In the workshop he generally keeps construction hours which are 7:00am – 5:00pm. The workshop is where he does metal work which is bending metal using a metal brake. There isn't any machinery, however there may be noise when he is straightening metal but this will be done during construction hours. He will have deliveries but they will be minimal. There is a building that is a workshop and all the equipment is stored there. Everything else is stored offsite. There is also a small office space within the residence and a small amount of storage in the basement of the residence. There will be sufficient parking.

Michaela Delegianis of 336 Barrett Road attended the meeting. She asked how things would change from how they are now to after this gets approved. Mr. Butler stated the yard would be cleaner and there will be no parking on the street. All trailers will be parked at off site storage. Ms. Delegianis asked if other than hiring two new full-time employees, business will be conducted in the same way it has for the past few years. Mr. Butler responded yes, that is correct. Ms. Delegianis shared the noise level is the most important thing to her and she has no complaints about how it has been handled so far. As long as that doesn't change, there shouldn't be any problems.

Augie Ong of 336 Barrett Road stated that Kevin Butler has been an excellent neighbor. The concern about noise level has been addressed adequately. His wife works from home so she would be the one to experience any excessive noise generated by the business activity. He doesn't have any complaints due to the fact that Kevin has been doing this business for years and it has not been an issue. Mr. Ong stated Mr. Butler has been an honest businessman and he is trusting that the business activity will not cause the noise level to reach what is beyond tolerable.

Karen Epstein attended the meeting and asked if this sets a precedence in the event that someone else moved into the property in the future and would they have rights to operate a similar home business. Town Planner Adam Ricker responded that they would have to operate the business in exactly the same manner. Any other type of business would have to go back to the Planning Board for a new public hearing to go through their due process. If a use is discontinued for twelve months, then that use goes away.

Nancy Rollins of 303 Barrett Road stated she thoroughly supports Mr. Butler's request. What he does is a specialty service and she applauds the work that he has done to clean up the neighborhood. The noise has not been a problem, nor have deliveries been an issue.

A letter from Adrienne Neary was submitted to the Board which voiced concerns about cars parking on the road. Mr. Butler has stated in the meeting tonight that cars would not be parked on the road so this should not be an issue.

Finding of Facts:

- 1. The business would be conducted indoors.**
- 2. The business will not include more than two non-resident employees who routinely utilize the site for business related activities.**
- 3. The square footage used by the business is less than 35% of the residence.**
- 4. The owner proposes a use that with less than 10 customer/client/delivery visits per day.**

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Emily Campbell) to approve the application for site plan review for a home business on 324 Barrett Road based on the findings of fact. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Future meeting Dates – The next meeting will be held on July 11, 2023 at 6:30pm.

7. Motion to Adjourn

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

The meeting was adjourned at 7:15PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London