



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, June 22, 2021 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: Joe Kubit

OTHERS PRESENT: Town Planner, Adam Ricker, Greg Berger, Jane Sweat, John Sullivan

1. **Call to Order** - Chair Gorman called the meeting to order.
2. **Review of minutes: May 25, 2021**
IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to accept the minutes of the May 25, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.
3. **Public Comment** - None
4. **Tree Cutting** – Russell K. Layton, Jr. Rev Trust – 117 Sunset Shores Road, Tax Map 091-001-0-0-0. 0.59 +/- acres, Zoned Residential (R2), Shoreland Overlay District. The applicant is applying to remove (3) trees on the property. The application was received May 11, 2021.
Jeremy Bonin recused himself as a member of Bonin Architects is representing the client for this application. Removal of these trees brings them below the threshold of points in this segment so a revegetation plan has been submitted. The species of vegetation they will plant will be different varieties of blueberry bushes as well other ground cover that occurs naturally. Adam Ricker visited this site earlier this winter.
IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.
5. **Stormwater & Erosion Control** – Paul & Carrie E. Sohigian – 217 Owl's Nest Road, Tax Map 141-004-0-0-0. +/- 3.37 acres, Zoned Residential (R2), Shore Land Overlay District. The applicant is applying for approval of their stormwater & erosion control plan to develop the property with a single-family home that would increase the impervious area and result in 24.2% of the lot being impervious.

Adam Ricker stated this property was subdivided in 2017. Jeremy Bonin stated the Planning Board did a site visit at that time and walked the property. Currently the lot is only 2% impervious surface but with the new house and patio that is proposed, it would bring the impervious area up to 24.2%. The ordinance requires any impervious area in the 20-30% range has to come before the board for approval of a stormwater and erosion control plan.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **PUBLIC HEARING Final Site Plan Review** – Paola Andrea Avila Marin & Bregt Peter Kris Eerlingen – Located at 246 King Hill Road. Tax Map 122-026-0-0-0, +/- 6.1 acres, Zoned Agricultural Rural Residential (ARR). The applicant is proposing to open their property as a farm with a farm stand that is open to the public. The farm is proposed to produce a variety of crops and the farm stand to be housed within the existing home on the property. The application was received May 19, 2021.

The applicants explained their proposal and would like to develop acreage on their land to produce vegetables that don't require a lot of water. This would include potatoes, pumpkins and kale. Adam Ricker stated one condition that would have to be put on due to the RSA for the zoning is at least 35% of what is being sold at their store has to be grown onsite. There will be a farm stand on the property and the hours will be from 9:00am-5:00pm and will be an honor system type business.

Adam Ricker also received comments from the NH Department of Transportation since the property is on a city road. If approval is received they would like a condition that the change of use would not require a driveway permit. When you go from residential use to commercial use, the DOT reviews access, site lines, etc.

Mr. Ricker asked for the dimensions of the farm stand or layout sketches. The applicants did not have them as they have not constructed anything yet. Mr. Ricker stated that typically there is a site plan that has a building footprint that delineates square footage and how it interacts with the driveway and other related space. This also dictates the parking requirements. The applicant was previously approved for a pastry business so if they continue to run both businesses each will have its own parking requirements.

It was recommended that the applicants work with Mr. Ricker to clarify what it is they are asking to do and then come back to the next meeting in July with more information. What the applicants are trying to do is achievable, it is just a matter of getting the appropriate documentation for the files.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to continue this hearing to the July 27, 2021 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **PUBLIC HEARING Final Site Plan Review - 29** Little Sunapee Road, LLC – located at 29 Little Sunapee Road, Tax Map 073-052-0-0-0, +/- 0.54 acres, Zoned Commercial. The applicant is applying to place a free-standing sign adjacent to Newport Road. The sign is proposed to be 10 square feet. The application was received on June 1, 2021.

A member of Horizon Engineering attended the meeting to represent the applicant. The proposal is for a 10 square foot sign with two granite posts adjacent to Newport Road in front of the new health club.

Adam Ricker received a question regarding setbacks from the Department of Transportation and it was determined the post closest to the road meets the requirement. There are no plans for the sign to be lit up at this time. The plan is to open the health club mid-July.

Jane Sweat is a neighbor across the street from the health club. She asked about lighting on the sign but there are no plans for lighting now. There will be a sign on the building that will have down lighting on it. Ms. Sweat stated it is a very busy intersection and she is concerned about the additional traffic in the area coming and going from this business.

IT WAS MOVED (Tim Paradis) AND SECONDED (Paul Vance) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

- 8. PUBLIC HEARING Final Site Plan Review – Calerin, LLC (Spring Ledge Farm) –** Located at 37 Main Street, Tax Map 073-055-0-0-0, +/- 44.36 acres, Zoned Urban Residential (R-1). The applicant is applying to construct a high tunnel cold frame and a seasonal tent. The high tunnel cold frame is proposed to be 30' wide and 144' long and utilized for growing crops. The seasonal tent is 20'X30' and would be placed between the farm stand and Main Street and used to display produce for sale. The application was received on June 1, 2021.

Greg Berger, owner of Spring Ledge Farm attended the meeting. He would like to add a high tunnel which is 30'X144'. It is not heated and a range of vegetables are grown in there. The proposed site is in the back field. It is a permanent structure in the sense that it will be up year round but it is can be dismantled fairly easily.

There is also a proposal for a seasonal tent. This was done last year due to COVID and was successful so would like to keep it as it helps spread things out. Adam Ricker stated some of the measures that were put into place last summer due to COVID did not meet zoning requirements but were allowed temporarily. The same was done at the beginning of this year but will most likely only go until October 2021 and then will need to be compliant with zoning. The tent would be up for the summer and fall season but would be taken down in December.

Adam Ricker was under the impression that this was a permanent approval for use each year. Mr. Berger was not aware that he could do that. Mr. Ricker stated if approval was granted and a site was located that met requirements, Mr. Berger would have approval to erect the tent each year. Based on this new information, if the site for the tent has not been identified, the application would need to be continued.

IT WAS MOVED (Paul Vance) AND SECONDED (Jeremy Bonin) to continue this hearing to the July 27, 2021 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

- 9. PUBLIC HEARING Final Site Plan Review – Woodcrest Village, LLC –** Located at 356 Main Street, Tax Map 084-008-0-0-0, +/- 1.08 acres, Zoned Commercial (COMM). The applicant is applying to modify the landscaping and hardscaping of the property. The plans propose the installation of a path, stone walls, flower gardens, a patio and deck. The application was received on June 1, 2021.

John Sullivan attended the meeting to discuss a proposal to make some improvements at Woodcrest Village. The deck has already been installed and they will be putting in stone walls and raised planters in the southeast corner. The plant list is a general list and surfaces will be stamped concrete. To round out a corner out they are requesting to plant perennials but this is on town property so would need approval from the town In the front on Main

Street there is a sign they would like to slide it over five feet as it is right next to where they are putting a walkway in.

Chair Gorman responded he has an issue with the request to plant flowers on town property as it is setting a precedent. Mr. Sullivan stated he works with residences and many towns skew the lines of the property so it is beneficial to both property owners. The plantings will be easily removable as they are perennials and will be maintained and taken care of by a landscaping company.

Adam Ricker commented that because it is town property, it is jurisdiction that falls to the Selectmen. Mr. Sullivan stated he is happy to speak with the Selectmen about this as they aren't doing any plantings right away. Selectman Kidder noted that a Memorandum of Understanding (MOU) would be a good idea and the Board of Selectmen would want to know if the Planning Board was in agreement with this. The Planning Board were in support of moving the sign, staging area be utilized on town property and perennials planted in the corner on town property.

Mr. Sullivan is still unsure about the budget so they primary focus is on the hardscaping. Mr. Ricker stated that approval of this site plan requires that it all be completed. Mr. Sullivan is confident that all the work will be completed it is just a matter of how they will phase it in. Mr. Ricker suggested that a condition for approval could be that all plantings will be done within 12 months of the start of the hardscape or 24 months from approval, whichever comes first.

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

All plantings will be complete within 12 months of the start of the hardscape or 24 months from approval

Woodcrest site only: staging, sign and town property plantings will all require Board of Selectmen approval. THE MOTION WAS APPROVED UNANIMOUSLY.

10. Update from Master Plan & CIP Process

Chair Gorman stated they will be starting the CIP Process again. Paul Vance has agreed to help Chair Gorman with this and they will be recruiting members from the Budget Committee. The process would include creating a questionnaire to distribute to all department heads in town to gather information for review.

Chair Gorman also noted that at the recent Board of Selectmen meeting it was proposed that there be meetings with residents of the town of New London to discuss options regarding the Police station. Chair Gorman will represent the Planning Board at these discussions.

11. Motion to Adjourn

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

The meeting was adjourned at 8:18PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London

