



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, July 11, 2023 Kearsarge Professional Development Center, 6:30 PM

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

MEMBERS ABSENT: Katie Vedova, Jeremy Bonin

OTHERS PRESENT: Town Planner, Adam Ricker, Renee Theall, Karen Epstein, Clayton Platt, John Ellis

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm. David Royle will be a voting member tonight due to Jeremy Bonin's absence.
2. **Review of minutes:** – May 23, 2023 June 13, 2023

IT WAS MOVED (Paul Gorman) AND SECONDED (Paul Vance) to accept the minutes of the May 23, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

June 13, 2023 minutes – Deferred until the next meeting

3. **Public Comment**

John Ellis asked if the parking issues had been addressed once the Whipple Hall renovations have been completed. Are any approvals needed if people want to park behind Village Sports if there is a public meeting at Whipple Hall? Adam Ricker responded that it would be the prerogative of the land owner to decide if he would like to allow that. Mr. Ellis asked if they needed to individually ask for permission or could the town ask if it could be used during meetings at Whipple Hall. Mr. Ricker stated that would need to go before the Board of Selectmen for discussion.

4. **PUBLIC HEARING – Lot Line Adjustment** – Charles P. Kelsey Revocable Trust & Read Family Revocable Living Trust.

Charles P. Kelsey Revocable Trust: Located at 39 Icehouse Road, Map/lot 020-002-0-0-0, 0.781 acres, Zoned Residential (R-2), Shoreland Overlay District.

Read Family Revocable Living Trust: Located at 50 Icehouse Road, Map/lot 020-005-0-0-0, 4.51 acres, Zone Residential (R-2), Shoreland Overlay District.

The applicants are applying to adjust the lot line between their properties resulting in the Kelsey property being 1.00 acres and the Read property being 4.29 acres. The adjustment does not change the road frontage of either lot.

Clayton Platt attended the meeting and is the surveyor for the project. He explained this is basically a land swap between the Kelsey's and the Reads. They will be straightening the lot line out so the Read's will get a small triangle of 0.2 acres from the Kelsey's which will help with dock access. The adjustment does not change road frontage on either lot. The result is that the Kelsey property will now be 1.00 acre and the Read property will be 4.29 acres.

Finding of Facts:

1. The existing road frontage of each lot is not impacted by the proposal.
2. The Kelsey lot becomes closer to conforming.
3. The Read lot exceeds the minimum acreage requirements.

IT WAS MOVED (Paul Vance) AND SECONDED (Marianne McEnrue) to approve the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Tree Cutting – 2019 Lisa Garrahan Revocable Trust** – Located at 668 Lakeshore Drive, Map/lot 050-003-0-0-0, Zoned Residential (R-2), Shoreland Overlay. The applicant has applied to remove one tree with a proposed replanting plan.

Adam Ricker shared that the property owner could not be in attendance tonight but he did a virtual site visit with them. Mr. Ricker provided photos of the tree that was damaged in the Spring, 2020 microburst that came through near Pleasant Lake. The property owners worked with David Carey to try to save the tree because they enjoy the tree and it provides shade for their deck. Unfortunately, it didn't bear any needles this year and is not able to be saved. It is also starting to lean towards their deck.

The property owners are in the process of reducing their impervious area and are removing a pathway. This will provide a spot for them to replant the points they need as the removal of this tree will leave that cell deficient by 10 points. They would like to plant two 5-point trees. They would like the condition to allow them to choose from the NH DES native species list so they can pick the trees that will be large enough.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Paul Vance) to approve the application as presented with the condition:

Owner to plant two trees of their choice from the NH DES Native Species list. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Tree Cutting – Pesando NH Property Trust** – Located at 54 Checkerberry Lane, Map/lot 044- 029-0-0-0, Zoned Residential (R-2), Shoreland Overlay. The applicant has applied to remove one hemlock tree.

Adam Ricker shared that this property owner also could not be in attendance tonight. The homeowners live in Seattle and were alerted by a neighbor on Checkerberry Lane that something has burrowed into the base of the tree and has created significant structural compromise. The removal of this hemlock tree will mean they will be deficient in the cell and they would like to plant 20 square feet of blueberry bushes which equals the five points and a native sapling.

IT WAS MOVED (Paul Gorman) AND SECONDED (Marianne McEnrue) to approve the application as presented with the condition:

Owner to plant 20 square feet of blueberry bushes and a native sapling. THE MOTION WAS APPROVED UNANIMOUSLY.

7. Capital Improvement Program

The Planning Board discussed the CIP process and schedule for 2023. For the past three or four years, a small subcommittee of the Planning board, along with a member of the Budget Committee have met throughout August and September preparing the CIP to be reviewed at Public Hearing at the first October meeting. Mr. Ricker shared they are looking for volunteers for the subcommittee hoping they can maintain continuity in the committee. If there is interest in still including a budget committee member (which is not a statutory requirement), Mr. Ricker will reach out to Chris Lorio and ask for a representative from the Budget committee.

Selectman Helm shared that he would like to be a part of the CIP committee if that is acceptable to the Planning Board. Tim Paradis, Paul Vance and Paul Gorman also volunteered.

David Royle stated one issue that he has spent a lot of time talking about is transportation and reviewing what is safe for seniors on Main Street, New London. He would like to know where they are with the request on the survey from the state. He would like to push this again if needed, as he believes Main Street New London is in need of assistance. Adam Ricker stated they didn't end up moving forward with the Main Street study for a couple of reasons. One reason was the cost of consultants skyrocketed in the last year and also there were not many that would be available to do it. It didn't seem to be the responsible thing to do financially. Mr. Royle feels that for safety purposes, he would rather spend that money and spend it wisely to improve what is going on in this town.

Adam Ricker did share that the Housing Commission worked very hard to submit a HOP grant in the amount of \$104,000. The HOP grant is a grant program that is funneling through the state right now for housing and they will do a full review of our zoning ordinances and will propose changes. This is comprehensive, not just for housing, but also includes other components like transportation. This may provide information that they were hoping to get from the main street study through this grant opportunity.

David Royle also noted that a taxpayer asked him to share that there are people that would like to see a fenced in dog park in this town. Chair Paradis commented that he has heard that as well.

Renee Theall, Housing Navigator, attended the meeting to discuss a pilot program in conjunction with the Regional Planning Commission (RPC) and Vital Communities. Back in March, letters were sent out to RPC communities explaining the program and asking for letters of support. The program itself is called The Homeowner Developer Utility program. The purpose is to help homeowners transform their houses but homeowners aren't developers so this program helps to provide a resource broker that would be hired and retained to be that liaison. The resource broker would walk homeowners through the process from start to finish to create more housing on residential property that already exists. The goal is also to help assist with design, permitting, financing, zoning compliance, construction and legal aid and existing zoning still would apply. This program is still being developed but the hope is to hire a resource broker in the fall to help get the business plan going. There is a financial cost associated with this and there is already some funding in place. The letters of support will help secure funding in the future. Ms. Theall noted that there is also the option for a financial contribution by towns but this is not required.

Ms. Theall responded in early May, a home creators expo was put on by Vital Communities in Hartford Vermont that advertised this program and part of the business plan will include bringing awareness to the program and getting the information out. The expo was very well attended.

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

9. **Motion to Adjourn**

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Paul Vance) to adjourn.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 7:41PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London