



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, July 23, 2024 Whipple Memorial Town Hall, 6:30 PM

PRESENT: Tim Paradis (Chair), Paul Vance, Emily Campbell, Janet Kidder (Selectmen's Representative), Paul Gorman and Charlene Baxter, and Erin Maloney.

MEMBERS ABSENT: Marianne McEnrue, Katie Vedova, Joe Kubit, and David Royle.

STAFF PRESENT: Adam Ricker, Zoning Administrator.

OTHERS PRESENT: Allison Coy and Barbara Teach.

Chair Paradis called the meeting to order at 6:30 pm.

Conceptual – Allioops 432 Main Street

Allison Coy, owner of Allioops, discussed her plans for future growth. Tonight's meeting is to discuss her thoughts and ideas with the Board. The current location that she leases has limitations due to size and parking. Her family owns the property at 432 Main Street. Currently it houses two apartments in the main building and a detached garage. She would like to rebuild the garage with the possibility of a small apartment and an office on the second floor and the ground floor would be utilized as floral studio space and room for floral design classes.

Adam Ricker mentioned that the property straddles the Commercial and R-1 Zones and that a portion of the garage is not located in the Commercial Zone. It is zoned as Urban Residential (R-1). The new garage would have to be moved forward towards Main Street to allow for commercial use. This is an advantage since the commercial zone has lower setbacks for buildings and allows for parking lots and driveways to go directly to the property lines.

Paul Vance asked about the current abutters to this property. They are CNJJ Investments, 420 Main Street LLC (Hudkins Law) and First Baptist Church. Abutters to the rear include residential homes. Barbara Teach said that the land behind the home is completely wooded offering a wooded buffer between their property and the residential area.

Erin Maloney asked Ms. Coy about parking for the property and how it is shared with the commercial abutters. Prior to the building being sold to CNJJ Investment, there was an agreement relating to shared parking. Ms. Coy is aware and working on obtaining the details of this and how it will impact on those businesses and still allow for the required parking for the studio and any other uses like an apartment. Charlene Baxter asked how the retail classes will impact parking. Ms. Coy stated the classes will be offered outside of business hours so parking will not be impeded by retail customers having access to the store.

Emily Campbell asked about converting the existing home to a retail space. Ms. Coy said that is a possibility but that she would be displacing the current tenants. Points were raised that the two residential and commercial zones should remain the same for their stated districts. Mr. Ricker

spoke of the R-1 density is 10,000 square feet per dwelling unit. The board discussed the merits of re-zoning rather than having split zones on the parcel. This change would need to be approved as a zoning amendment.

Ms. Coy has been looking for alternative space on Main Street. There are options for a “pop-up” shop with a small cooler for flowers, but they lack the studio space.

The Board said they look forward to working with Ms. Coy on her project.

Capital Improvement Program Update

The Capital Improvement Program (CIP) Committee has begun meeting. The Department of Public Works was the first department.

Please follow the town calendar for dates and times of upcoming meetings with the other departments and committees of the town.

Mr. Vance asked about the Housing budget related to the CIP. Mr. Ricker replied that in addition to the grant money that Housing received, they also have a small annual but, but that he was not aware of any anticipated capital expenses.

New Business

Mr. Ricker noted that Twin Pines will be visiting the Board of Selectmen’s meeting to discuss the appropriation of the \$600,000.00 the Town will qualify for from the Invest NH Per Unit Grant Program. The grant cannot be officially awarded until the project has taken ownership of the property and all approvals have been obtained. All indications from the State are that the Town will be awarded the funds, though it is not official at this point. Twin Pines is requesting that the funds go back to their project to assist in its completion.

Many area towns are donating their funds from the State for building workforce housing. Hanover and Lebanon have both shared their awards with projects or utilized the funds to further housing efforts in their communities.

Future Meeting Dates: Next meeting is 6:30 p.m. August 13, 2024, at Whipple Hall.

Motion to Adjourn

IT WAS MOVED (Emily Campbell) AND SECONDED (Charlene Baxter) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Jennifer M. Sweet
Recording Secretary
Town of New London

Note: RSA 91-A:2, II provides that “*Minutes of all such meetings, including nonpublic sessions, shall include the names of members, persons appearing before the public bodies, and a brief description of the subject matter discussed and final decisions.*” A video of the entire meeting may be available for viewing on the town website, [New London.NH. gov](http://NewLondon.NH.gov), if more than the brief description contained in these meeting minutes is desired.