



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, July 27, 2021 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: Tim Paradis, Katie Vedova

OTHERS PRESENT: Town Planner, Adam Ricker, Greg Berger, Greg Griggsby, Trevor Praetsch, Clayton Platt, Ann Patterson, Frank Anzelone, Cathy Vinci

1. **Call to Order** - Chair Gorman called the meeting to order.
2. **Review of minutes: June 22, 2021**
IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to accept the minutes of the June 22, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.
3. **Public Comment - None**
4. **Continued 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.

This application has been withdrawn.

Adam Ricker explained that a home based bakery business had been previously approved for this same applicant. This week they submitted a form for site plan compliance which triggers the Planning Board to inspect the space. Mr. Ricker stated he pulled out the site plan from 2011 and realized the site plan that was approved for the bakery did not match the site plan that they put forth for the farm as far as the bakery space is oriented. It isn't proper to approve the next iteration at this point. If they were to move forward with the bakery the Planning Board could not vote on either of the plans until September 14, 2021. If they decide to not move forward with the bakery plan, they could move forward with the farm proposal on August 10, 2021.

IT WAS MOVED (Paul Vance) AND SECONDED (Jeremy Bonin) to continue the hearing until August 10, 2021. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Continued 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. At the last meeting they discussed the proposal for the high tunnel and farm stand tent. The farm stand tent is too close to lot line and although this is allowed through the summer, Mr. Berger is asking for permission to relocate it between the two existing green houses. It would be seasonal for summer and fall months.

Adam Ricker noted that Fire Chief Jay Lyon stated that due to the temporary structure, a 90 day tent inspection would be required.

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

6. **PUBLIC HEARING Final Site Plan Review** – Northeast Investments, LLC – Located at 406 Main Street, Tax Map 085-044-0-0-0, +/- 0.98 acres, Zoned Commercial (COMM). The applicant is applying to renovate the existing structure and divide the space into three spaces comprised of a retail unit and two office units. Additionally, the applicant proposed to construct a new single-story building with three residential units. Each residential unit will be two-bedrooms. The site will include a proposed parking lot with 16 spaces and drainage features. Application received July 6, 2021.

Frank Anzalone explained that the application involves converting retail space into two offices and a pottery retail store. Pottery would be made, fired and then picked up at this location. There will be interior renovation and exterior improvements. The parking in the front would be eliminated and a driveway on the right side of the property would lead to a parking lot behind the building that will have 16 parking spaces. Also behind the building they are planning to build a 3 unit apartment building. These would be one floor living apartments and accessible or adaptable to be handicap accessible. There will be some storage under the residential units. They have designed the site so that this lot and the neighbor lot are elevated so drainage will be collected and will flow into a retention pond. There will be lighting at night which will shine onto the parking area with no exposed bulbs. The open space required is 35% and they are at 68%.

There was concern about snow storage and the road agent had concerns about where the water would go. There are two catch basins that should catch it but if not it will flow down into the swale.

The Fire Chief had a concern the second floor but it has been closed off and will not be used. There is an access stairway but it is just there in case work needs to be done in that area. Mr. Anzalone explained that once they get Planning Board approval they will move on to the construction plan and part of that is a code review. At that point they will determine if they need separation and if so, what it needs to be.

There was discussion about the sewer line. It runs across the parking lot and they don't want to dig it up so would like to discuss replacing this pipe with the Public Works Director. The applicant is prepared to upgrade and replace the pipe if necessary.

Mr. Anzalone described the landscaping plan and stated they plan to add a street sign, a walkway and annual and perennial plantings on both sides of the building as well as some trees in the back of the building.

The applicant is requesting a waiver on the fire protection plan for the apartments.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to waive the Final Fire Protection plan until the application for Zoning Permit is submitted. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to approve this proposal with the following conditions:

- **The property owner must coordinate with the New London Public Works Department regarding replacement of the sewer main that runs through the property.**
- **The site plan will include the addition of two ADA compliant parking spaces, one on each end of the parking lot.**
- **The applicant must coordinate the 2nd floor egress and staircase concerns with the New London Fire Department.**
- **The applicant must furnish the New London Fire Department and state Fire Marshal with the Fire Protection plan prior to application for the New London Zoning Permit and State Building Permit.**

THE MOTION WAS APPROVED UNANIMOUSLY

- 7. Public Hearing CONDITIONAL USE PERMIT for Accessory Dwelling Unit – Trevor J & Katherine Praetsch – Located at 56 Laurel Lane, Tax Map 089-017-0-0-0, +/- 4.1 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to convert existing space in their single-family home to an Accessory Dwelling Unit (ADU). The ADU is proposed to be 456 square feet with one bedroom. Application received July 6, 2021.**

Trevor Praetsch attended the meeting. Mr. Praetsch and his wife are New London residents and have lived here for two years. They are proposing to add an ADU unit onto an unfinished garage space. The proposed space is 456 square feet and would be a one bedroom, one bathroom unit. Access is on the side of the house.

The reason they would like to convert this space is that both Mr. Praetsch and his wife are nurses at Dartmouth Hitchcock Medical Center and hear often about the difficulty in finding housing in both the upper valley area as well as New London. They would like to rent this space to a travel nurse or longer term tenant. In the future it could potentially be a space for his or his wife's parents. There is adequate parking.

Cathy Vinci is a neighbor that lives on Laurel Lane and is in favor of this proposal. She doesn't have any concerns about this proposal nor does she foresee any issues with parking. Ms. Vinci works at New London Hospital and agrees there is a problem in providing housing for employees in our area so staffing is an issue.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to approve this proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

8. **Public Hearing LOT LINE ADJUSTMENT** – JARPIM, LLC – Locate at Lighthouse View Road, Tax Map 116-15-0-0-0. +/- 12.6 acres and Tax Map 116-16-0-0-0 +/- 5.65 acres, Zoned Residential (R2) in the Shore land Overlay District. The owner of the two lots is proposing a lot line adjustment between the two lots that would result in lot 15 being 12.23 acres with 248' of lake frontage and lot 16 being 6.03 acres with 283' of lake frontage. Application received July 6, 2021.

Greg Griggsby explained he is the consulting landscape architect for this project. Their primary role in this project will be to guide the applicant through the local and state regulatory guidelines. They are seeking a lot line adjustment which will make the areas of the properties more uniform and the frontages all meet the current 200' minimum.

Clayton Platt stated the owners plan to build on the two lots and are not planning to sell them. Mr. Griggsby commented they have filed an Alteration of Terrain permit with the state which takes into account the driveway design, storm water management and a bridge crossing.

Ann Patterson attended the meeting and is an abutter. She had concerns about docks so there was discussion regarding where they would be located and what size they are allowed to be.

IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to approve this proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Update from Master Plan & CIP Committees

Chair Gorman stated the Master Plan subcommittee is going to meet soon. Jeremy Bonin reported they will be asking firms to submit a request for proposals (RFP) that can help with the Main street corridor study.

Adam Ricker reported that at the Board of Selectmen's meeting last night, the Housing Commission meeting report included information about their plans to do a review of the ordinances as they pertain to housing development. Mr. Ricker is hoping to coordinate with the Housing Commission chair, Tom Vannatta, regarding this effort.

The CIP process is underway. They are trying to recruit members from the Budget Committee as well as the Building & Facilities committee. A questionnaire has been mailed out to all the department heads to get feedback regarding issues within the town.

9. **Motion to Adjourn**
IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 8:21PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London

