



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, August 10, 2021 Whipple Town Hall, 6:30 PM

MEMBERS PRESENT: Paul Gorman (Chair, voting), Paul Vance (voting), Marianne McEnrue (voting), Tim Paradis (voting), Emily Campbell, Jeremy Bonin, Katie Vedova, Joe Kubit,

MEMBERS ABSENT: David Royle, Janet Kidder (Selectmen's Representative)

OTHERS PRESENT: Town Planner, Adam Ricker, Sue Stuebner, Andy Schmidt, Rob Thorpe, Harvey Rudnick, Greg Grigsby, Aaron Thibeault, Karen Bonewald, Patricia Steverson

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. **PUBLIC HEARING Final Site Plan Review** – Colby Sawyer College – Located at 541 Main Street. Tax Map 085033-0-0-0, +/- 76 acres, Zoned Institutional College. The applicant is proposing to change the use of the Colby Homestead from professional office space to housing for students. The space would accommodate up to 15 students. The change of use would not result in any exterior changes. The application was received on July 14, 2021.

Karen Bonewald, Vice President of Finance and Administration at Colby Sawyer College attended the meeting. The college has added graduate programs for the fall and would like to offer separate accommodations from undergraduates for these students. The proposal is to convert the Homestead building to housing for approximately 8-12 students. There will not be any changes to the interior or exterior structure of the building with the exception of adding a sprinkler system and upgrading the fire alarm system for safety. The college has worked extensively with the New London Fire Chief Jay Lyon over the past several months to ensure compliance. There is not a request to add any parking as there is sufficient parking on campus. The building was previously used as office space so this would be a change of use.

Andy Schmidt is a neighbor of the college and has no objection to the college making a change however, he does have concerns about a dormitory fire and the consequences of that from a financial and legal standpoint. He urges the college administrators take every step to ensure the building complies with water and fire codes. Ms. Bonewald responded that they have invested over \$100,000 for fire safety and the Fire Marshall has been involved.

Rob Thorpe, Superintendent for the New London Springfield water precinct attended the meeting. He stated that over the last 20 years they have had an ongoing conversation with the college and since the year 2000, they have requested that they grid the campus water line system to the end of the town's water line on Seaman's Road. It's not so much the population of the college is it is more the build out of the college over the years that makes necessary. They have added on here and there which has not necessarily triggered this project to happen but this grid is important. Mr. Thorpe is asking that this be continued until the water precinct can discuss this with the college and come to a resolution. It is in the best interest of the college to do this and this has been side stepped for many years. Mr. Thorpe stated the college has been aware of this requirement for years.

Chair Gorman feels these are two different issues and the water precinct should come back to the Planning Board with a proposal regarding the issues that are being presented. Mr. Thorpe stated this was triggered due to a letter from 2012 that addressed adding the grid when there is an addition of bed space. Ms. Bonewald stated they are simply changing the use from office to residential and it doesn't matter if it is occupied by office space or students. She also noted that the letter Mr. Thorpe is referring to was never sent to Colby Sawyer College.

Town Planner, Adam Ricker noted that he recently spoke with Fire Chief Jay Lyon and he is satisfied with what the college has put into place for fire safety.

Sue Stuebner, President of Colby Sawyer College stated there has been no outreach from the water precinct in the past five years that she has been there. She is open to having a conversation but would like to keep it separate from the proposal tonight. The revenue for them is very important and it would be \$500,000 for them to do what the water precinct is asking them to do. The college has worked very hard over the past five years to get to a financially solvent situation and tonight's proposal is a key piece to that.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to accept the proposal as presented with the following conditions:

- 1. The College must meet with the New London Springfield Water Precinct at the Precinct's September 2021 meeting.**
- 2. The two entities should report back to the Planning Board on their discussions in January 2022.**

THE MOTION WAS APPROVED UNANIMOUSLY.

- 5. Stormwater & Erosion Control – Rudnick Trust Elaine Rudnick – Located at 178 Poor Road, Tax Map 091-016-0-0-0, +/- 1.20 acres, Zoned Residential (R-2) in Shore Land Overlay District. The applicant is proposing the construction of a detached garage that would result in an increase of impervious area from 25% to 29%. The application was received on July 16, 2021.**

Harvey Rudnick, owner of property at 178 Poor Road attended the meeting. He stated about this time last year he applied for a permit with the state for construction on a walkway and build a detached garage. This was approved but he was told he needed to come before the Planning Board to discuss erosion control.

Adam Ricker stated this will max out the impervious area allowed on the property.

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

6. **Stormwater & Erosion Control Application & Excavation of 250 Cubic Yards of Soil – JARPIM, LLC – Located at Lighthouse View Road, Tax Map 116-015-0-0-0, +/- 12.23 acres, Zoned Residential (R-2) in Shore Land Overlay District. The applicant is proposing to develop the currently vacant lot which increases the impervious area from 0% to 28.90%. In addition, the construction will result in more than 250 cubic yards of soil being removed from the property. The application was received on July 20, 2021.**

Greg Grigsby of Radiant Landscape Architects attended the meeting. The proposed project is construction of two primary structures, one on lot 15 and one on lot 16. The lots are currently wooded and vacant. Lot 15 will have 28.9% impervious area and lot 16 will have 29.8% impervious area which is still under the towns' limit of impervious area which is 30%. There is a robust storm water management plan that details how the runoff will be mitigated. The executive summary provided stated that an estimated 9,250 cubic yards of material would be removed, however, some of the soil may be kept on site for backfill.

They are also asking for approval for two docks. Approval is required for temporary equipment access into the waterfront buffer to install walkways and docks. These will be permanent docks.

Mr. Grigsby stated that excavation cannot start until they receive the Alteration of Terrain approval the septic approval and driveway permit. All of these environmental applications will have to be pulled together and are part of the building permit that will be submitted to Adam Ricker. There are also two tree cutting applications that have been submitted to Mr. Ricker. This will need to be granted so temporary access can be done to install walkways and docks.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the proposal as presented for lot 15. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **Storm water & Erosion Control Application & Excavation of 250 Cubic Yards of Soil – JARPIM, LLC – Located at Lighthouse View Road, Tax Map 116-016-0-0-0, +/- 6.03 acres, Zoned Residential (R-2) in Shore Land Overlay District. The applicant is proposing to develop the currently vacant lot which increases the impervious area from 0% to 29.98%. In addition, the construction will result in more than 250 cubic yards of soil being removed from the property. The application was received on July 20, 2021.**

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the proposal as presented for lot 16. THE MOTION WAS APPROVED UNANIMOUSLY.

8. **Conceptual – Patricia & Gregory Steverson would like to discuss the annexation of land from Map/lot 070-042-0-0-0 (30.02 acres) owned by Robar Family Trust at 51 Carter Road, to their property at Map/lot 070-003-0-0-0 (5.36 acres) at 124 Carter Road. The properties are zoned Agricultural/Rural Residential (ARR).**

Patricia Steverson attended the meeting. Ms. Steverson explained there is a large piece of land behind their property and they would like to purchase the bulk of it. They would like to annex it to their property so their lot would go from about 5 acres to 30 acres. There is no intent at this time to build on the property.

9. Update from Master Plan & CIP Process

The first CIP committee meeting will be held tomorrow morning. There are three representatives from the Planning Board on the committee as well as a representative from the Building and Facilities Committee. At this meeting the committee will start to outline the process of how they will proceed. Adam Ricker distributed a survey to all the department heads and the committee will review the information that was returned from them. In meetings that will follow, they will interview department heads and committee chairs. The goal is to take all the information and put it into an executive summary that will come back before the whole Planning Board.

10. Motion to Adjourn

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

The meeting was adjourned at 8:09PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London