



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • NEWLONDON.NH.GOV

**New London Planning Board
MEETING MINUTES
Tuesday, August 13, 2024
Whipple Memorial Town Hall, 6:30 PM**

PRESENT: Tim Paradis (Chair), Jeremy Bonin (Vice Chair), Paul Gorman, Paul Vance, Emily Campbell, and Janet Kidder (Selectmen's Representative), Marianne McEnrue, Joe Kubit.

MEMBERS ABSENT: David Royle.

STAFF PRESENT: Adam Ricker, Town Planning/Zoning Administrator.

OTHERS PRESENT: Clayton Platt, Rich Epstein, and Karen Epstein.

Chair Paradis called the meeting to order at 6:33 pm.

PUBLIC HEARING – Lot Line Adjustment – King Hill Road, Tax Map/Lot 131-005-0-0-0, owned by Frank Souliotis 2017 Revocable Trust Agreement, Zoned Agricultural Rural Residential (ARR), +/- 5.48 acres and Tax Map/lot 132-013-000 +/- 9.47 acres, owned by Frank Souliotis, John Souliotis & John K. Gioldassis, Zoned Agricultural Rural Residential (ARR).

Surveyor Clayton Platt spoke for the landowners. Since meeting previously, the wetlands have been delineated by a wetland scientist. There are more wetlands than Clayton Platt originally anticipated. The parcels have changed in the following manner: Lot 5 is now positioned on the side of the parcel and is 4.32 acres. The remaining land, Lot 13, on the East side is 10.6 acres. Both lots meet the requirement for the density and state subdivision approval. Future plans are that Mr. Gioldassis's son, will build on the smaller 4.32 acre lot as soon as possible. Frank Souliotis and John Souliotis will continue to own the larger 10.6-acre lot.

Janet Kidder asked about the access from King Hill Road and what would appear to be part of the interstate. Mr. Platt replied that the area is a limited access right-of-way road installed during the building of I-89. The residents do have a driveway permit granted in 1980 for access to the property. Ms. Kidder confirmed that this is a State access road with access permitted to the parcels.

Paul Vance asked about access to the back of the parcels. Mr. Platt replied that there aren't really any back lots but access is via a shared driveway. Mr. Platt will follow up with the State on the driveway permit for the 4.32 acre lot.

Concern was raised that the name of an abutter, Michael Murphy, was incorrect on the plan. Mr. Platt said he would verify the correct name and updated the mylar accordingly. He will drop off an updated mylar to the Town Offices.

Finding of Facts:

1. Both lots meet the minimum density for the Agricultural Rural Residential Zone.
2. Both lots meet the minimum road frontage required in the Agricultural Rural Residential Zone.

IT WAS MOVED (Paul Gorman) AND SECONDED (Paul Vance) to approve the request for the Lot Line Adjustment at King Hill Road, Tax Map/Lot 131-005-0-0-0, owned by Frank Souliotis 2017 Revocable Trust Agreement, and Tax Map/lot 132-013-000. THE MOTION WAS APPROVED UNANIMOUSLY.

New Business:

Adam Ricker updated the Board about the Water Precinct meeting. Twin Pines' application for connection to the water system was denied based on the discovery of contamination in the well drilled for the New London Place project. He was not sure of an update for solutions on the future of either projects. Continuum has not submitted a final application for water connection. Mr. Ricker explained circumstances of the chemical contamination related to New London Cleaners.

Janet Kidder offered that the Selectmen have invited the Department of Environmental Service (DES – pollution monitoring) to attend a question-and-answer period Tuesday, August 20, 2024 at 2:15 p.m. regarding the contamination of the aquifer.

Ms. Kidder asked the Board for opinions about the placement of charging stations for electric vehicles. Mr. Paradis offered information about DC chargers vs. fast chargers and how they are typically used. Mr. Vance wondered if this is a town sponsored initiative. Ms. Kidder indicated that the Selectmen are considering providing this for the public owning electric vehicles. Mr. Ricker discussed that there are accommodations in the zoning regulations for charging stations relating to government owned land and private businesses.

Joe Kubit, as an owner of an electric vehicle, expressed his opinion that a successful charging station is when it is used in conjunction with another activities like shopping and dining. Tesla stations have a penalty once the vehicle has reached its charge to encourage vehicle owners to move their cars out of the charging space. He views the chargers as an amenity for people travelling into the town. The electricity usage is billed directly to the person's account.

Future Meeting Dates:

Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, September 10, 2024, at the Professional Development Center since it's NH Primary Election Day which will be held at Whipple Hall.

Public Comment:

No public comment.

Motion to Adjourn:

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

The meeting was adjourned at 7:12 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, if more than the brief description contained in these meeting minutes is desired.