



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, September 12, 2023
Kearsarge Professional Development Center, 6:30 PM**

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

MEMBERS ABSENT: Jeremy Bonin, Katie Vedova, Paul Vance, Marianne McEnrue

OTHERS PRESENT: Town Planner, Adam Ricker, John Ellis, Greg Grigsby, Gerry Gold, Pam Perkins, Rob Dietel, Thomas Martinson

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm. David Royle will be a voting member tonight.
2. **Review of minutes: August 8, 2023 - Tabled until the next meeting**
3. **Public Comment - None**
4. **Voluntary Lot Merger – Thomas G & Polly B Martinson**, located at Old Main Street, Tax Map/Lot 107-010-0-0-0 (0.9 acres) and 107-011-0-0-0 (+/-3.9 acres), Zoned Agricultural Rural Residential. The applicant is applying to merge the two vacant lots into a single lot of record.

Tom Martinson attended the meeting and stated he purchased this property in October of 2021. He was unaware at that time that the property was divided into three separate lots until they received three separate tax bills. One lot is .9 acres and the other is 3.9 acres and they would like to merge the two lots into one single lot of record. They have no intention of developing them or selling them.

Adam Ricker shared with voluntary lot mergers, a full public hearing is not required and is the preference of the property owner. By merging these two lots, they have enough road frontage to build a house on that lot in the future if they choose to. They would have to re-subdivide but the lots would look a little different than they do now as they would have to each have a total of two acres for each lot.

IT WAS MOVED (Paul Gorman) AND SECONDED (Emily Campbell) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **PUBLIC HEARING – Site Plan Review** – Timothy and Lizette Sliter, located at 431 Shaker Street, Map/lot 111-015-0-0-0, +/- 22.180 acres, Zoned Agricultural Rural Residential (ARR). The applicants are applying to amend their site plan approval of December 13, 2016, for a commercial farm and horticultural business. The modifications include, but are not limited to, the conversion of a portion of the property to an orchard, the installation of a pond, alteration to the parking area, and installation of two hoop houses.

Rob Dietel, an attorney with the Gallagher, Callahan and Gartrell law firm attended the meeting representing Timothy and Lizette Sliter. Mr. Dietel stated he is here tonight to request a continuance for this public hearing. Pete Blakeman has been helping Tim and Lizette Sliter with the design for the property and was unfortunately not able to join the meeting tonight. His participation is important in the evaluation of the application and he is also working on providing some additional information that they intend to submit and supplement their application with. Mr. Dietel stated they've also been made aware there has been comments from abutters that have been provided in the past 24 hours and they would like an opportunity to review those. They have requested a 30-day continuance.

Adam Ricker stated the next meeting would be October 10, 2023.

IT WAS MOVED (Paul Gorman) AND SECONDED (David Royle) to continue this Public Hearing to October 10, 2023 at 6:30pm at Whipple Hall. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Temporary Access Path in the Waterfront Buffer – David B Guimond Revocable Trust**
Located at 17 Wilmot Center Road, Tax Map/lot 077-015-0-0-0, +/-2.150 acres, Zoned Residential (R-2), Shoreland Overlay District. The applicant is applying for a temporary access path to be utilized for the installation of a pathway to access a dock.

Greg Grigsby of Radiant Landscape Architects attended the meeting. Mr. Grigsby explained that this is a property on Pleasant Lake and consists of 659 feet of frontage. They were called in after a dock was proposed and built. It was permitted in 2020 and was a seasonal dock. There is a crank up portion and a finger portion that goes out into the lake due to boulders in the lake. They needed to find a way to get to the dock so a pathway was created that runs from the house to the proposed dock area. It will be a four feet wide, pervious walkway and will be an improved surface. Near the shoreline is steep so they are proposing a set of stairs that are called "over the bank" stairs. These stairs are not dug into the bank but rather over the bank and how they are constructed will be dependent on what is hit for boulders. The intent is to install helical piers which are essentially soil screws that go into the ground until they hit refusal. The metal frame is then built over that to preserve the ground plain below. This is a more sensitive approach to excavation and site work in that area. If this isn't successful, they would do a wooden stairway.

IT WAS MOVED (Bill Helm) AND SECONDED (Paul Gorman) to approve the temporary access path to the waterfront buffer as described. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **Capital Improvement Program**
Town Planner Adam Ricker shared the Capital Improvement subcommittee recently met with the Fire Department, Police Department, Conservation Commission and Administrative Offices department heads to discuss any capital needs over the next ten years. They will resume that process this week and will meet with Public Works to discuss the Highway Department and Sewer Department. In addition, they will have a variety of updates from other committees including the Energy Committee, Recreation Commission, Waste Reduction Committee, Water Precinct and the library. The hope is to have a draft prepared over the next few weeks to put forward for Public Hearing in October.

Adam Ricker shared there isn't much to update with regards to the housing projects currently underway in town. The status has not changed for any of them since the last meeting and they are all still in a waiting period.

8. **Future meeting Dates** – The next meeting will be held on September 26, 2023 at 6:30pm.

9. **Motion to Adjourn**

IT WAS MOVED (David Royle) AND SECONDED (Paul Gorman) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:09PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London