



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, September 14, 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 (voting), Katie Vedova, Joe Kubit, David Royle, Janet Kidder (Selectmen's Representative)

OTHERS PRESENT: Town Planner, Adam Ricker, Bill Reinestein, Marcia Reinestein, Clayton Platt, James Cricenti, Kurt Croft

1. **Call to Order** - Chair Gorman called the meeting to order.
2. **Review of minutes: July 27, 2021 and August 10, 2021**

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to accept the minutes of the July 27, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to accept the minutes of the August 10, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

3. **Public Comment** – None
4. **Sign Permit** – New London Hospital Association – Located at 273 County Road. Tax Map 072-018-000-000-000, +/- 10.82 acres, Zone Hospital Institutional. The New London Hospital is applying to erect two signs for the Express Care Clinic. One building mounted sign would be 6.2 square feet and the ground mounted sign adjacent to County Road would be 13.5 feet.

Kurt Croft, Senior Director of Support Services at New London Hospital attended the meeting. They would like to erect two signs for the Express Care Clinic that they plan to open. The operating hours for the Express Care Clinic are 9:00am – 7:00pm Monday - Friday, 9:00am-5:00pm on Saturday and 9:00am-3:00pm on Sunday. The Emergency room will continue to be open 24/7. The lighting for the sign will be downward facing and illuminated from the top. This will only be lit during operating hours.

David Royle asked if Express Care and Urgent Care are the same thing. Mr. Croft stated it is relatively the same thing but the differences are related to billing and insurance.

Joseph Wallace has concerns about light pollution in that area as it seems to keep growing. He requested that lights be turned off at night.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to accept the proposal as presented with the condition that the sign lighting may only be on during the clinic's hours of operation. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **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 on May 19, 2021.

The property is in the ARR zone so they are allowed agricultural uses such as a farm stand but at least 50% of what is sold at the farm stand must be produced onsite.

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

6. **PUBLIC HEARING Final Site Plan Review Home Business** – 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 applying to amend approved site plan for the home business of a bakery and tea room. The bakery/tea room would have 8 indoor seats to serve customers. This business would be in tandem with the agricultural /farm stand operation. Application received August 13, 2021.

Mr. Eerlingen stated that his wife would like to operate the bakery business and he would like to do the farm business. The bakery was previously approved and included outside seating. Now they are using that outside space for the farm stand. The bakery/tea room will have 8 indoor seats for customers.

Adam Ricker stated that the Department of Transportation reached out regarding the change of use of the driveway. Mr. Eerlingen responded that he has been in touch with them and just needs to complete and send paperwork back to them.

Adam Ricker stated once the site plan has been approved Mr. Eerlingen will need approval to put up the sign which requires a sign permit application.

IT WAS MOVED (Paul Vance) AND SECONDED (Jeremy Bonin) to accept the proposal as presented with the condition that there may not be any operations related to the bakery outside, including no outdoor or gazebo seating for bakery guests. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **PUBLIC HEARING – Crimi Holdings of NH LLC – Subdivision**. Located at 216 Soo Nipi Park Rd. Tax Map 127-002-0-0-0. 25.88 +/- acres. Zoned Residential (R2). The applicant is applying to subdivide the parcel into two parcels. Lot 1 is proposed to be 5.01 acres, Lot 2, 20.87 acres. Lot 1 includes existing structures and lot 2 is currently vacant. The application was received on August 24, 2021.

Clayton Platt, surveyor, attended the meeting. Mr. Platt stated lot 1 is approximately 5 acres with an existing house and septic but hasn't been used much in the past ten years. The remaining lot will be approximately 20 acres and is currently vacant.

Bill Rinestein is an abutter and asked if there were any zoning restrictions for further development on the 20 acre lot. Adam Ricker stated theoretically they could put in private road built to town standard and the 150 feet of road frontage could be used on that road.

Waivers from the major subdivision checklist items 7c, d, e and 8-19 are being requested related to drainage and erosion control.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to accept the subdivision proposal as presented including the requested waivers which are 7c, d, e and 8-19 of New London's subdivision application checklist. THE MOTION WAS APPROVED UNANIMOUSLY.

8. Update from Master Plan & CIP Process

Adam Ricker stated the budget that was forwarded to the budget committee and the Selectmen needs to include funding for a potential study of the Main Street corridor. There is an RFP out for engineering services so the amount is unknown at this time.

The CIP committee has been meeting and interviewing the department heads of the town. A representative from the Building and Facilities Committee and the Budget committee are on the CIP Committee.

9. Future Meeting Dates: The next meeting is scheduled for Tuesday, September 28, 2021.

10. Motion to Adjourn

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

The meeting was adjourned at 7:58PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London