



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, September 26, 2023 Whipple Memorial Town Hall, 6:30 PM

MEMBERS PRESENT: Tim Paradis (Chair), Paul Gorman, Jeremy Bonin, Paul Vance, Marianne McEnrue Emily Campbell, Bill Helm (Selectmen's Representative)

MEMBERS ABSENT: David Royle, Joe Kubit, Katie Vedova

OTHERS PRESENT: Town Planner, Adam Ricker, Tom Conway, Renee Theall, Karen Epstein, Dan Monette

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm. Emily Campbell will be a voting member tonight.
2. **Review of minutes: August 8, 2023**

IT WAS MOVED (Paul Gorman) AND SECONDED (Emily Campbell) to approve the minutes of the August 8, 2023 meeting. Marianne McEnrue abstained from the vote. THE MOTION WAS APPROVED.

3. **Public Comment - None**

4. **Tree Cutting David & Katie Aisner 2011 Family Trust**, Located at 67 Moyahs Lane Tax Map/Lot 103-008-0-0-0, 1.7 acres, Zoned Residential (R-2). The applicant is applying to cut one 10 point tree.

Tom Conway of Conway Tree Services explained the need to remove a tree that is close to the house and leaning towards the house. Adam Ricker said he had visited the property with Mr. Conway and agreed the tree was in decline.

Mr. Conway explained the clients would be replanting a native species in the cell, likely a cluster of river birch trees.

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

5. **Stormwater Management & Erosion Control Plan** – John & Kathleen Robinson, Located at 736 Lakeshore Drive, Tax Map/Lot 051-010-0-0-0, Zone Residential (R-2), Shoreland Overlay District. The applicant plans to construct a new house. Their existing impervious area totals 28.8% and the proposed impervious area is 25.3%.

Dan Monette of Fuss & O'Neil presented the application. Mr. Monette explained the stormwater management techniques. The reconstruction will result in less impervious area than what currently exists.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Emily Campbell) to approve the stormwater management & erosion control plan as it complies with the ordinance. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Zoning Amendment Discussion

a. Residential R-2 Setbacks

Mr. Ricker explained that the current setbacks for R-2 are an aggregate of 50 ft between the two side yards with a minimum of 20' on one side. In the past the Planning Board has discussed eliminating the aggregate in favor of an even 20' side yard setback.

Mr. Bonin expressed support of the amendment and referenced several projects where the additional space on one side has created a difficult scenario.

The Planning Board members expressed support for pursuing the amendment for the 2024 Town Meeting.

b. Planned Unit Development tract

Mr. Ricker explained that the ordinance does not allow a PUD on a tract of land any less than 5 acres. This does not allow for conversion of existing structures to condos or for small scale infill development to occur. PUDs like the Barton Condominiums and the condos in the original hospital on Main Street would not be able to be built today. Both are examples of diverse housing options.

The board was supportive of pursuing the amendment to help alleviate the housing crisis and to provide reasonable and realistic opportunities for a diverse housing stock.

c. Floodplain Ordinance

Mr. Ricker explained that the State Floodplain Manager has reviewed our ordinance and made comments on components that need to be updated. The Town will need to adopt the amendments to stay compliant with the National Flood Insurance Program.

d. Accessory Dwelling Unit

Mr. Ricker reminded the members that the Housing Commission will soon start working with a consultant they have hired to work on revisions to the Accessory Dwelling Unit ordinance. Members are encouraged to participate in the Housing Commission meetings.

7. Capital Improvement Program – Update the CIP Process and schedule for 2023

Tim Paradis and Adam Ricker gave an updated on the CIP. The Committee has been meeting with staff to identify needs. The committee has worked on a method to query and organized the data so that the spreadsheet is more useable for budgeting purposes.

The Public Hearing will be at the next Planning Board meeting.

8. Future meeting Dates – The next meeting will be held on October 10, 2023 at 6:30pm.

9. Motion to Adjourn

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

The meeting was adjourned at 8:10PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London