



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## PLANNING BOARD MEETING MINUTES August 28, 2012

**MEMBERS PRESENT:** Tom Cottrill (Chair), Jeff Hollinger (Vice-Chair), Paul Gorman (Secretary), Tina Helm (Board of Selectmen's Representative), Emma Crane (Conservation Commission Representative), Michele Holton

**MEMBERS ABSENT:** Michael Doheny (Alternate), Deirdre Sheerr-Gross (Alternate), John Tilley

Chair Cottrill called the meeting to order at 7:00pm. Ms. Kim Hallquist (Town Administrator) was there to introduce the new Planning & Zoning Administrator, Lucy St. John, to the Planning Board. Ms. St. John would sit in during the meeting that night and the following day would be her first official day of work. Ms. Helm thanked Ms. Hallquist and Ms. Jackman (Administrative Assistant) for being so attentive during the transition time between Mr. Stanley leaving and Ms. St. John being hired.

### Merger of Lots on Pilot House Road (Map & Lot 068-005-000 & 068-006-000)

Daniel Carbonneau, Trustee, was not present, but was represented by Charlie Hirshberg, CLD Engineering.

Mr. Hirshberg said that these were lakefront properties which were 2.5 acres and 2.2 acres in size and used to belong to Syd Crook. One lot has a house on it and after the merger, the house would be taken down and a new house would be built which would straddle the current lot line. The total acreage of the two lots would be 4.7 acres.

Chair Cottrill identified that the fees to the state have been paid. Mr. Hirshberg said he would drop off the \$50 fee to the Town the following day to Ms. Jackman as he had forgotten it that night. He added that the merger form that the Planning Board would sign would be recorded and that there was no Mylar required.

Chair Cottrill asked about the right of way expressed on one of the lots. Mr. Hirshberg said that the right of way is Pilot House Road and the deed doesn't specify a width or a location of the right of way.

There were no further questions and so Chair Cottrill called for a motion.

**IT WAS MOVED (Michele Holton) AND SECONDED (Emma Crane) to approve the merger for 235 Pilot House Road, lots 5 & 6. THE MOTION WAS APPROVED UNANIMOUSLY.**

### Tom & Vicki Mills – Flying Goose Pub – Request for Waiver (Map & Lot 122-001-000)

Brianna (Mills?) was present to explain the proposed 3'x13' "bump-out" addition which would offer more room for a server station, refrigeration, a sink, and storage all behind the current bar. The extra room would help server traffic to flow more efficiently.

Chair Cottrill said that when they approved the site plan for the ADA bathroom that was recently added, it was noted the building is non-conforming such that the building is within the required setback from Route 11. With the addition of the new ADA bathroom, the building did not become more non-conforming. He noted that part of the site plan review is to consider if parking will be affected and if there will be additional seating or staff. Ms. Mills said they are not planning on adding seating, parking or staff. Chair Cottrill said that the overall use is not expanded by this request. Ms. Helm asked how the space would improve traffic flow. Ms. Mills explained that the bar area is very crowded right now and by moving the storage area out to the bump-out would give more room for servers to do their work in a less congested area. It was asked how long the

construction would take. Ms. Mills believed that it would take about a week as the structure could be built outside the building and then the inner walls could be knocked down when it was completed.

**IT WAS MOVED (Michele Holton) AND SECONDED (Emma Crane) to waive the Site Plan Review for the 3' x 13' extension for the flying goose. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Emma Crane) AND SECONDED (Michele Holton) to approve the addition as shown for the 3' x 13' extension for the Flying Goose Brew Pub. THE MOTION WAS APPROVED UNANIMOUSLY.**

Wind Turbine – Colby Sawyer College

Chair Cottrill said that a company called “Wind Guys USA” is proposing to put a wind turbine at the Colby-Sawyer College. The College has agreed to have the turbine as long as the company goes through the proper permitting with the Town. It will require a Site Plan Review, and should be noticed for the next meeting. He added that the building permit requires a 30 day notice for the abutters. Discussion of this issue could be held on September 27<sup>th</sup>. Ms. Jackman said that Mr. Goodman (representative for the turbine company) was initially requesting approval for a cement pad but not the turbine. She caught the outlying request for the turbine as she got further into the permitting process. Chair Cottrill suggested that the members of the Planning Board read up on the wind turbine regulations in the Zoning Ordinance in preparation for the next meeting.

Tree Cutting Requests

*Livingston - 490 Otterville Road (Map & Lot 042-006-000)*

Rick Anderson went to see the trees. He believed that the request to cut two dead trees should be approved.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the tree cutting request at 490 Otterville Road. THE MOTION WAS APPROVED UNANIMOUSLY.**

*Benton, Joel et al - 742 Lakeshore Drive (Map & Lot 051-010-000)*

Dave Carey reviewed the request and believed that the request to cut two dead trees should be approved.

**IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve the tree cutting request for 742 Lakeshore Drive. THE MOTION WAS APPROVED UNANIMOUSLY.**

*Albert Widmer - 482 Lakeshore Drive (Map & Lot 037-013-000)*

Dave Carey reviewed the request and believed that the request to cut a dead Hemlock tree should be approved.

**IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve the tree cutting request for 482 Lakeshore Drive. THE MOTION WAS APPROVED UNANIMOUSLY.**

Minutes Review

*June 26, 2012*

**IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve the minutes of June 26, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

*July 24, 2012*

**IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve the minutes of July 24, 2012, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.**

Other Business

Ms. Helm said that the Board of Selectmen, not unanimously, voted to not reappoint Peter Stanley as representative for New London, to the Upper Valley Lake Sunapee Regional Planning Commission (“RPC”) board. The Selectmen are interested in hearing recommendations from the Planning Board of people who they

could consider to be appointed to the RPC board. Mr. Hollinger asked why the Selectmen did not vote in favor of having Mr. Stanley reappointed. Ms. Helm said that her colleagues felt that though he had served on that board for a number of years, it was time for a change. She thought Mr. Stanley had done a good job and deserved to stay on but she was overruled. Mr. Gorman asked what was expected of the person who fills the seat on the board. Ms. Helm read a description that said each town had two representatives (or “commissioners”) and that they meet quarterly. Chair Cottrill said that he served on the board a long time ago and there was not much required of the participants. They represent the Town and are voting members on the board.

Ms. Hallquist suggested that the Planning Board take some time to think of candidates who would be good representatives. Chair Cottrill suggested looking through those applications of people who wanted to be on the Planning Board but who were not needed this year. Perhaps one of those individuals would be interested in serving on the RPC board.

Ms. Helm also noted that the Budget Committee is beginning to move forward with the budget season. They’d like the Planning Board to get the CIP process going sooner than later. The Board of Selectmen would like the final CIP to them by December 18<sup>th</sup>. This would enable the selectmen to get their budget to the Budget Committee by January 23<sup>rd</sup> to avoid the holidays. Ms. Helm noted that the two representatives from the Budget Committee that would sit in on the CIP meetings would be Jim Wheeler and Doug Homan. She asked Chair Cottrill to accelerate the meeting schedule to get things started.

Chair Cottrill recalled that during the last CIP process, they held three meetings. Ms. Helm agreed and said that this was also recalled at the last Board of Selectmen’s meeting. Mr. Hollinger and Ms. Holton agreed to participate in the CIP process again this year. After looking at the calendar, Chair Cottrill decided that they would begin in early October. The next Planning Board meetings would be September 25, October 23, November 27, and December 18. The CIP could be completed and voted on by the November 27<sup>th</sup> meeting.

Chair Cottrill noted that some minor adjustments were made to the Master Plan Summary and that it was now complete.

With no other business, Chair Cottrill called for a motion to adjourn.

**IT WAS MOVED (Emma Crane) AND SECONDED (Jeff Hollinger) to adjourn the meeting.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:40pm.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London