



TOWN OF NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD MEETING MINUTES March 26, 2013

MEMBERS PRESENT: Tom Cottrill (Chair), Paul Gorman (Secretary), Emma Crane (Conservation Commission Representative), Tina Helm (Board of Selectmen's Representative), Michele Holton
MEMBERS ABSENT: Jeff Hollinger (Vice-Chair), Deirdre Sheerr-Gross (Alternate), Michael Doheny (Alternate), John Tilley
STAFF: Lucy St. John (Planning and Zoning Administrator), Kristy Heath (Recording Secretary)

Chair Cottrill called the meeting to order at 7:00pm.

Site Plan Application – TDS Telecom at 242 Main Street (TM 084-061-000)

Ms. St. John said this site has been used by the telephone company for many years. The original generator was housed inside the building and is no longer operational. A temporary (trailed) generator was put in service over the winter and sits in the driveway next to the building. TDS would like to place a permanent generator in roughly the same location but another 10-12 feet further from the road. She provided a plan of what the generator would look like and where it would be located.

Mr. Douglas Ploof, TDS Telecom, and Dave Wright, Longchance Electric, showed a larger map to the Planning Board to better detail the proposed location. The new generator will be placed between the two doors in the back of the building, further from the road. Ms. St. John said that Mr. Lee saw the map and wanted to be sure of this new location between the doors. It was noted that the map Mr. Lee had seen was an old one and they have since moved the proposed location of the new generator to be further from the road than the old one showed. Mr. Ploof said the location of this new generator would not impact the parking for the five employees who work within the building. Based upon the use of the building and the square footage, it was determined there are enough parking spaces.

The members of the Planning Board felt comfortable with the location of the new generator.

The public hearing was opened by Chair Cottrill. The plans were reviewed with Tom Little, and with Scott Griswold of 34 Hayes Street to discuss potential noise coming from the generator. It was assured that the new generator would produce the same, if not less noise than the current one.

Ms. St. John said that for this request, the application could be considered complete.

**IT WAS MOVED (Tina Helm) AND SECONDED (Paul Gorman) to approve the site plan application from TDS Telecom for the replacement of a generator.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Other Business

Hopwood/Lawson Plan from Bunker Road – Ms. St. John said it was discovered that there had been a “Scriber’s Error” (an error in the table of the plan) having to do with how the information was conveyed. Rather than having the applicants submit and record a new plan, they are permitted to do something called a “Scriber’s Affidavit Correction.” She wanted to make sure this was acceptable to the Planning Board. It was decided that since this error had nothing to do with how the Planning Board members made their decision, this method of correcting the Scriber’s Error was acceptable.

New London Hospital – Ms. St. John noted that the hospital has submitted a building permit for some internal work to be done. The plan is to relocate the pharmacy for better chemical hood exhaust. They will convert the old pharmacy into a conference room and create a new pharmacy from another space. These changes don’t affect anything outside the hospital. Ms. St. John didn’t think the Planning Board needed to have the hospital come in. She said that the Fire Chief is looking at the plans to make sure they are OK and added that from her own experience, Planning Boards typically don’t look at internal arrangements of industrial buildings.

Chair Cottrill read from the Zoning Ordinance that indicated applicants must come before the Planning Board if there is to be a change in use and/or a change to the interior floor plan layout of a non-residential building. However, the Zoning Administrator, after consultation with appropriate department heads, may determine that a change in Use or layout of non-residential property or Building(s) does or does not require Site Plan Review based on the Fast Track Application for Site Plan Review and Certificate of Occupancy, Change of Occupancy or minor Change of Use Only. He felt the Planning Board could decide now if the change is substantial enough for Planning Board review. Chair Cottrill felt if the hospital is just making this one change and it is within the scope of the Fast Track, it would probably be OK. However, if this is just one of several changes the hospital should meet with the Planning Board.

Mr. Gorman opined that the hospital has surely had to meet the requirements for this change for many other organizations to remain accredited. His thought was that many eyes had already reviewed these changes and would have to approve them in order for the hospital to move forward with their plans.

Colby-Sawyer College – Ms. St. John said the College will be coming before the Planning Board in April or May to discuss the athletic fields. The College plans to meet with neighbors ahead of time to alert them of what they would be proposing. Ms. Helm said she had heard from President Galligan that they would not be coming forth with lighting requests at this time. Ms. St. John said she has heard differing reports.

Springledge Farm – Ms. St. John shared that Springledge Farm submitted a building permit, which she circulated to the Department Heads, for a temporary greenhouse for the months of May and June. It then will be taken down afterwards. The Department Heads had no comments. She reminded the Board that they had recently required an agricultural farm to come forward for a site plan review for approval of a temporary structure. Ms. Holton thought that having this greenhouse would help keep up with the demand and accommodate the Town's desire to have 80% of the produce sold at Springledge to be grown on-site. They need more room to start their seedlings.

Ms. St. John read from the Zoning Ordinance regarding commercial farms. Chair Cottrill thought this request fell under "Temporary Structures" on page 11. They could consider this structure a workshop and it could be approved by the Board of Selectmen. If they choose to make it permanent they would need to go through the site plan process with the Planning Board.

Review of Minutes from March 12, 2013

IT WAS MOVED (Michele Holton) AND SECONDED (Emma Crane) to approve the minutes of March 12, 2013, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Committee Reports – Ms Helm said she informed the Selectmen at their last meeting that there would be no zoning amendments coming forth at this year's Town Meeting. The Selectmen were fine with this decision.

Other Business

Mr. Crane (New London Representative to the Upper Valley Regional Planning Commission) will be conducting a broadband survey of the Town of New London. He is on the subcommittee for this project. The Town has agreed to email the surveys and the UVRPC would do the analysis of the information.

IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:47pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London