

NEW DURHAM PLANNING BOARD MINUTES
JANUARY 24, 2006

A video recording of this meeting is on file with the Office of Town Clerk, is available for public viewing during normal business hours, and will be retained in accordance with the New Hampshire Municipal Records Board rules established under RSA 33:4, or for a minimum of 24 months.

Members Present: Chair Robert Craycraft, Vice Chair Donald Voltz, David Lindberg, Michael Clarke. Alternates Members Cathy Orlowicz. Alternate Selectmen Representative Ron Gehl.

Members Not Present: Alternates Christopher Lapierre and Brain Chasse had an unexcused absence. Selectmen Representative Dwight Jones and Alternate George Gale had an excused absence.

Others Present: Gerry Mylorie of Strafford Regional Planning Commission

1. Public Input. There was no Public Input.

2. A Public Hearing on the New Durham Open Space Conservation Subdivision Ordinance.

Chair Craycraft gave a brief synopsis of the status and modifications made and final consideration of the Ordinance to the Board. Alternate Selectmen Representative Ron Gehl requested that he would like to address the issue at hand concerning the Building Density methodology before the Board. Selectmen Ron Gehl apologized but had limited time for attendance for this hearing. Selectmen Representative Gehl gave an example using both Don Voltz and Gerry Mylorie methodology based on soil types, road frontage, using a parcel of 800,000 square feet and notes that Don Voltz methodology is more feasible with the current zoning requirements for the Town.

Vice-Chair Don Voltz presented two examples (see attachments) using a standard subdivision with his methodology based on wet/steep slope to the Board. Vice-Chair Voltz explained in detail how his methodology would determine the number of lots which can utilize wet/steep slope credit and total allowable lots on such a tract based on current zoning for the town.

Motion made by David Lindberg to accept Vice Chair Don Voltz's Methodology to be incorporated within the Open Space Conservation Ordinance. Seconded by Michael Clarke. Vote: Unanimously approved.

The Board began final review of the Open Space Conservation Subdivision Ordinance with the following amendments:

Delete: C: Authorization and Applicability 2. **The last sentence: Said modifications shall not be constructed as the granting of a variance to relieve hardship or require a special exception(s).**

Motion made by Don Voltz to approve the final version of the Open Space Conservation Subdivision as modified. Seconded by David Lindberg. Vote: Unanimously approved.

Motion made by Vice-Chair Don Voltz to hold a Final Public hearing on the Open Space Conservation on February 7th, 2006 at 6:30 PM at the New Durham Town Hall. Seconded by Michael Clarke. Vote: Unanimously approved.

3. New/Old Business:

The Board began reviewing the amendment to the New Durham Subdivision and Site Plan Regulations. The following amendments were included in the Open Space Conservation Subdivision Ordinance and were reviewed by Town Counsel. Town Counsel's suggestion was to include them within the Subdivision Regulations.

Don Voltz requested this be tabled until Town Counsel Walter Mitchell comments are incorporate into the document.

Motion made by Don Voltz to table the amendment changes to include Town Counsel Walter Mitchell's suggestion within the Subdivision Regulations. Seconded by Michael Clarke. Vote: Unanimously approved.

Gerry Mylorie congratulated the Board on their work and approval of the Open Space Conservation Ordinance for the Town Warrant.

4. A Continued Public Hearing to consider amendments to the Town Of New Durham Building Regulations for submission at the March 2006 Town Meeting.

Motion made by David Lindberg to adopted the 2000 International Building Code. Seconded by Don Voltz. Vote: Unanimously approved.

5. New/Old Business:

Planning Clerk Kathleen Merrill informed the Board it was brought to her attention (Library Trustee Chairman Mary McHale) that the use of the library is only for after hours. Chairman of the Library Trustees Mary McHale, requested this information was provided to the Board, and the Trustees note the patrons come first during normal business hours.

Alternate Cathy Orlowicz was given the task of final review of the New Durham Master Plan before final signature and certification to the Town Clerk by the Board.

David Lindberg informed the Board his excused absence at the next two Planning Board meeting and requested that Alternate Cathy Orlowicz to sit in his place.

6. Adjournment:

Motion made by Vice-Chair Don Voltz to adjourn at 8:35 PM. Seconded by David Lindberg. Vote: Unanimously approved.

Respectfully submitted by,
Kathleen Merrill
Planning Board Clerk

Approved: February 21, 2006

Approved