

# MINUTES: WORK SESSION

## NEW DURHAM PLANNING BOARD

### JUNE 20, 2006

Senior Member David Lindberg called the meeting to order at 7:06 PM.

**Roll Call:** Ron Gehl (Selectmen's Representative), Cathy Orlowicz (Alternate), David Lindberg, Mike Clarke. Excused: Bob Craycraft, Donald Voltz

**Others Present:** Gerry Mylroie (Strafford County Regional Planning Commission), April Whittaker (Town Administrator), David Allen (Land Use Administrative Assistant)

Ron Gehl spoke in appreciation of Gerry Mylroie's service to New Durham. He presented Gerry a copy of the History of New Durham, and a framed photo of Merymeeting Lake sunrise. Gerry asked for everyone to autograph it. He gave out copies of a poster promoting the Strafford County Regional Master-Plan to post in the Town Hall and the Library.

Mylroie began the review of the Subdivision Regulations. He said this process is all part of designing a community. It is important to try to visualize what we want and then check to make sure the words will make the vision happens. He said it is strange to him that people would never put a piece of ugly furniture in their houses but the let ugly houses and buildings come into their community.

Mylroie pointed out that their process of revising the subdivision regulations had started with some cleanup work on the existing regulations. Now it seems to him easier to make a tight and clear set up policies by starting fresh and making sure that the cleanup proposals are incorporated into the fresh start. He passed out a working draft based on that process.

The new draft is organized in the order an applicant goes through the subdivision process, and it addresses the different types of subdivision into separate sections. He walked the board through the organization and format of the proposed regulations. When the Board redoes the site plan regulations they should be parallel to these and in appropriate situations can be referenced rather than written again into the site plan regs. He recommended the Board take 2 or 3 meetings to work it over and then hold a public hearing.

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Cathy Orlowicz noted that the new draft lacks the RSA references which are in the current regulations. Mylroie acknowledged the draft comes from his work with another town where the Chair wanted to eliminate the RSA references so the town didn't have to change its regs every time the legislature or courts changed the laws or interpretations. David Allen suggested the RSAs could be footnoted with a disclaimer in the beginning so they could be changed without going through the public hearing process.

The Board and Mylroie went through the first third of the draft, page by page. Mylroie pointed out changes that needed to be made to bring this draft in line with earlier work of the New Durham Planning Board. Board members pointed out additional places they wanted to see changed or clarified.

David Allen said he would incorporate the suggestions made in this meeting into the draft and send it to all Board members to review. He asked Board members to review the entire plan within a week and suggest additional changes they would like to see. He will incorporate all suggestions along with the name of the person proposing the change and send that to Board members for review before the next meeting. That way the next meeting can move more quickly through the draft and suggested changes.

The Board decided that it would continue its work on the subdivision regulations at a workshop on July 18.

Mike Clarke moved to adjourn at 10:19 PM. David Lindberg seconded. Unanimously approved.

Respectfully submitted,

David Allen  
Land Use Administrative Assistant