

MINUTES

NEW DURHAM PLANNING BOARD

DECEMBER 12, 2006

A video recording of this meeting is on file with Office of Town Clerk. It 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-A:4, or for a minimum of 24 months.

Chairman Bob Craycraft called the meeting to order at 7:06 PM.

Roll Call: Bob Craycraft (Chair), Cathy Orlowicz (Alternate), David Lindberg, Mike Clarke **Excused:** Donald Voltz (Vice-Chair), George Gale (Alternate), Ron Gehl (Selectmen's Representative) **Unexcused:** Christopher LaPierre

Public Input: Bob Craycraft said he would hold off on public input to see if anyone came to the meeting and wanted to comment.

Bob Craycraft noted the state established deadlines for public hearings and Planning Board votes on proposed Zoning Amendments. The Board scheduled the first public hearing for January 23rd and the second for February 6. The Board will vote on the sixth to decide which proposed amendments will actually go on the ballot.

Zoning Changes, Seasonal Use: David Lindberg explained edits he had made in the draft amendment. Mike Clarke asked if the amendment would mean that a person would have to bring the house up to standards in order to build a garage on the lot. Bob Craycraft asked what a "Presby" system that is referred to in the draft is? Lindberg explained it was a system that might require less land that is approved by DES. Cathy Orlowicz suggested using a generic name rather than a specific product. Others agreed. The Board agreed.

Cathy asked for clarification of the definition of seasonal vs. year round residence. David Lindberg said that based on the Board's last discussion, he had reduced the requirements. It refers to houses that are used during the winter. And it covers only houses in the Shoreland Protection Zone. Lindberg said he wanted to be sure that when or if people want to start tearing down existing cottages and replacing them with bigger houses would have to meet the current standards.

Zoning Changes, Duplexes: Bob Craycraft indicated this change might impact some other issues in the community such as school enrollment and transiency. David said he was really concerned about the need to address workforce housing. There was discussion about whether the town could require owner occupancy for these du-

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plexes. Decided to ask Town Counsel for help on that issue. There was discussion on how it might apply in an Open Space Subdivision.

Zoning Changes, Water Quality/Riparian Buffer: Bob Craycraft informed the Board that he had incorporated all changes from the December 5 discussion and he planned to send it to Town Counsel for review. He said he had changed the name to the Water Quality Protection Ordinance as agreed at the last meeting.

Cathy Orłowicz asked if Don Voltz, who was unable to attend the meeting because of a work conflict, had raised any questions about the proposed ordinance. David Allen reported a conversation with Don who said it looked to him as though a person who has a developed lot with a house on it and wants to split off a second lot it could become a difficult situation. The Board agreed that the new regulation would apply but that both lots would have to be at least 60,000 square feet which should be large enough that there is not a problem. The Board agreed to come back to these questions after review by Town Counsel.

Revised Site Plan Checklist: David Allen reviewed the draft of a revised site plan checklist with the Board. The Board discussed it and asked Allen to review it against the Site Plan regulations to make sure they are completely and accurately reflected in the checklist.

New/Old Business: Bob Craycraft said that David Allen would be working on the draft subdivision regulations to try to reduce the length and eliminate redundancy.

Election of Planning Board Secretary: Craycraft said the Board should have a Board secretary and asked if anyone wanted to volunteer. There were no volunteers. He said he would come back to the question in the new year.

Minutes: November 28: David Allen noted that the draft incorrectly reported on the ZBA Special Exception. This did not occur on the 28th. Cathy noted an error in the motion to adjourn. It should say that David Lindberg moved to adjourn and Ron Gehl seconded. David Lindberg moved approval as amended. Cathy Orłowicz, sitting for Mike Clarke, seconded. Unanimous with Mike Clarke abstaining because he was not at the meeting.

November 21: Cathy Orłowicz moved to approve as written. David Lindberg

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seconded. Mike Clarke abstained because he was not at the meeting. Unanimous with 1 abstention.

David Lindberg moved to adjourn at 9:09 PM. Cathy Orlowicz seconded. Unanimous.

Respectfully submitted,

David Allen, Recording Secretary

Minutes approved on February 20, 2007