

**NEW DURHAM PLANNING BOARD**  
**AUGUST 1, 2006**  
**MINUTES**

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

Members Present: Bob Craycraft (Chairman), Donald Voltz (Vice-Chairman), David Lindberg, Mike Clarke, Cathy Olowicz (Alternate),

Others Present: Joan Garland, Nancy Parker, Betsy Booth, Marcia Clarke, Brian Crossau, Christopher Berry, Donald & Carol Sarette

Excused: Ron Gehl (Selectmen's Representative), George Gale (Alternate)

Unexcused: Christopher Lapierre

Chairman Craycraft asked if there was any general public input. There was none.

**1. Continuation of Design Review on an application submitted by Donald A. Voltz of Lindon Design Associates, for a of an Open Space Subdivision on behalf of applicant Kodiak Realty of Rochester, for property located on Birch Hill Road (Tax Map 16, Lot #22) in New Durham.**

Donald Voltz recused himself to represent the applicant. Cathy Orlowicz recused herself as an abutter. Chairman Craycraft noted that at the last meeting there was a request for additional information from the applicant but no formal action to continue the issue to this meeting. The consensus of the Board was to continue the hearing.

Mr. Voltz presented a sketch plan of how the lot might be developed using a conventional subdivision design. The plan generates 29 lots. The length of roads is considerably greater than in the Conservation subdivision proposal. There is significant wetland impact.

Bob Craycraft questioned whether all of the lots in the sketch could actually get DES approval. The applicant said from his experience they would get approval. David Lindberg said the applicant had responded to the request and the sketch gave an idea of how many lots could be carved out in a conventional subdivision. He said there was no value in spending a great deal of time arguing the details of the proposal.

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Chairman Craycraft closed the design review phase and said the Board would await a formal proposal. When a formal proposal is submitted there will be full notice to the public and abutters. Nancy Parker, resident of Ham Road, asked how the public input would impact the Board's decision. Craycraft said the Board listened carefully to public input and took it into consideration in their decision. He pointed out that the primary basis the Board must use for its decision is state law and town ordinances and regulations.

**1. Acceptance and Public Hearing on an application submitted by Christopher Berry of Berry Surveying on behalf of applicant Mark & Tammy Rines for a 2-lot subdivision of property located on Old Bay Road (Tax Map 12a, Lot #8b) in New Durham.**

Christopher Berry presented the proposal on behalf of the applicants. Berry asked if the Board had any questions from the site walk. He pointed out that he had added the sizing calculations for the remainder lot, as the Board had requested at the previous meeting. He reported that he had also added the state subdivision approval number, information on the total upland area, the total wetland area, and the total water surface. Berry noted that the wetlands and topo measurements in the rear of the pond were not shown. He did not show them because they would not impact the feasibility of the subdivision.

Craycraft noted that the Board had found one utility pole that was not shown on the plat. Berry agreed to add it. Question about letter requesting waivers. Don Voltz moved that the Board waive requirements for topography and other natural features on the northeast side of the pond away from the road. David Lindberg seconded. Unanimous.

Don Voltz moved to accept the application as complete with 2 conditions: that another copy of the letter requesting waivers be submitted, and the missing utility pole be added. David Lindberg seconded. Unanimous.

Craycraft opened the application for public hearing at 8:03 PM. There were no comments. He closed the public hearing at 8:04 PM.

Craycraft asked if consideration had been given to showing a building envelope. Berry said he felt the applicant would be OK with a 15-foot buffer. Craycraft asked if a 25-foot buffer would work. Berry said he thought that would be OK. That is a concession made voluntarily by the applicant without any imposition by the Board.

Don Voltz moved to approve the subdivision with the following conditions: all items on the acceptance be placed on the plans, and 2ndly a 25-foot no-cut wetlands buffer be shown on the plans and appear on all deeds for these lots. Mike Clarke seconded. Berry clarified that his intent was that the concession would be on the new lot only.

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Don Voltz changed his motion to apply only to 8b-1 the new lot and also added the condition that all monuments be set and the distinction between rebar and drill hole monuments be clarified. Mike Clarke seconded the revision. Unanimous.

**1.Design Review Discussion regarding a potential 2-lot subdivision to be submitted by Richard Bernard for property located on 64 Ridge Road Top at Map 4, Lot 32.**

Chairman Craycraft called for the Bernard subdivision. Chris Berry said he had been hired to represent Mr. Bernard. He said Mr. Bernard is withdrawing his current proposal and will soon submit a new proposal. David Allen shared a letter from Mr. Bernard to the Board making the same request.

**2.Acceptance and Public Hearing regarding a proposed site-plan for a Community Center to be submitted by Chris Berry of Berry Surveying & Engineering on behalf of applicant Jayne Morell for property located at 5 Main Street (Map 9, Lot 83).**

Cathy Orłowicz stepped down to avoid the perception of conflict of interest. Don Voltz asked if a copy of the ZBA decision granting the community center a special exception was available. David Allen said it had been approved in May and a copy would be forwarded to the Board.

Christopher Berry summarized the proposal. He acknowledged that the old church was not an ideal site and said their goal was to work with what exists and turn it into something good for the town. Berry pointed out to the board that there is a buried oil tank on the property and they will remove it as part of the rehab process.

Board members asked a number of questions about the status of the property and the plans, including septic, buried tank, parking, handicapped access. They asked the applicant to bring additional information on all these and other items to the September meeting.

Don Voltz moved to continue the acceptance and public hearing to the next regularly scheduled Planning Board business meeting on September 5. David Lindberg seconded. Unanimous with no abstentions.

David Allen presented a brief staff report.

**New/Old Business.** Mike Clarke said he felt it was time for the Board to work more effectively and respectfully as a group and he expressed concern about how one of the applicants was treated at the July Board meeting.

Bob Craycraft listed upcoming Board meetings and some of the agenda items.

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**Minutes.** Don Voltz moved approval of the July 29 minutes as amended by David Lindberg. Mr. Lindberg seconded. Mike Clarke abstained because he was not present at the meeting. Passed unanimously.

Don Voltz moved to adjourn the meeting at 9:12 PM. David Lindberg seconded. Unanimous.

Respectfully submitted,

David Allen  
Land Use Administrative Assistant

Minutes Approved as Amended: 8/8/2006

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