

MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 5, 2006

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

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

Public Input: The Board was asked about procedure for posting of Agenda. Bob Craycraft explained the procedure.

Community Center: Continued 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).

Chris Berry presented a letter to the Board addressing questions of Environmental, Fiscal and Traffic Impact. Mr. Berry also informed the Board that NHDES had reviewed the septic design of the existing system. They informed him that it is a 300 gallon per day system, which would allow a maximum of 30 people in the building at any one time. There is no additional absorption capacity on the lot, so the system cannot be enlarged. He asked for approval with the condition that there can be no more than 30 occupants, including staff, at any time.

Board members discussed the issue extensively. They asked questions about the impact of this limitation on the Center's program plans; about the hours of operation, and about how overflow parking would be accommodated. The applicant responded to the questions but the Board felt the information, particularly in regard to parking, was inadequate for making a decision.

David Lindberg moved to continue the Acceptance and Public Hearing on the site plan for a Community Center at 5 Main Street (Map 9, Lot 83) to the September 19

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Planning Board workshop meeting at 7:00 PM at New Durham Town Hall. Don Voltz seconded. Unanimous.

GGE Boundary Line Adjustment: Acceptance and Public Hearing on an Application to be submitted by Paul Gibbs on behalf of the owners GGE Land Associates, LLC, of 169 Mast Road, Dover, NH 03820 for voluntary lot line adjustments between Map 19, Lot 5 on Cedargren Road and Lions Camp Pride Way in New Durham, NH and 8 abutting properties as follows:

1. .7 acres to Map 34, Lot 24, 6 Cedargren Road West, owned by Robert F & Christine M. Hicks of 101 Tower Hill Farm Road, Plymouth MA 02360;
2. .55 acres to Map 34, Lot 22, 4 Cedargren Road West, owned by Sharon Worster of 368 Old Bay Road, New Durham, NH 03855;
3. .34 acres to Map 34, Lot 21, 211B Cedargren Road West, owned by Thomas K Davenhall, Jr. of Central Street, Farmington, NH 03835;
4. .2 acres to Map 34, Lot 20, 2A Cedargren Road West, owned by Robert J. and Kathleen LaCasse of 45 Prescott St., Groton, MA 01450;
5. .1 acres to Map 34, Lot 19, 149 Lions Camp Pride Way, owned by Carol L. Driscoll of 37 Carver Circle, Simsbury, CT 06070;
6. .04 acres to Map 34, Lot 18, 153 Lions Camp Pride Way, owned by Frederick & Veronica Savage of 20 Worthley Road, Manchester, NH 03102; and
7. 4.9 acres to Map 34, Lot 17, Lions Camp Pride Way, owned by G.G.E. Land Associates, LLC of 169 Mast Road, Dover, NH 03820;
8. 270 square feet to Map 34, Lot 16, 3 Cedargren Road, owned by Norma L. O'Brien of 44 Clough Hill Road, Loudon, NH 03301.

Bob Craycraft recused himself from this item because he works with the Moose Mountain Conservancy which is involved in discussions with Mr. Gibbs in regard to the preservation of some of his land. Don Voltz, Vice Chairman, chaired the meeting for this application. Voltz asked George Gale to continue sitting for Mike Clarke.

Mr. Gibbs presented the plan for eight lot line adjustments. These adjustments would transfer the land between the actual property line and Cedargren Road to the other properties. The new property lines would be in accordance with the tax maps which have been inaccurate.

There was considerable discussion about the details of the plan. The Board identified the following items as missing:

- Lot Line Adjustment Application Form with signatures of all property owners of record involved;
- Subdivision Checklist with items that apply only to subdivisions checked as Not Applicable;
- A letter addressed to the Planning Board requesting waivers from all items on the checklist

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- that are not included in your application materials;
- Inclusion on the plat of any cemeteries on any of the applicant or abutter lots; or a note on the plat that there are none;
 - State and town Shoreland protection zones;
 - Waters' edge lot lines showing bearings and distances;
 - location of proposed permanent markers that will identify new lot boundaries;
 - Septic disposal facilities
 - water supply sources;
 - width and class of all existing streets;
 - 400' scale location plan on 11 x 17 sheet;
 - current square feet of existing lots; notation of square feet to be conveyed and become part of each lot; total square feet of the new lot for all lots involved;
 - notation of lot lines abandoned

Mr. Voltz asked Mr. Gibbs to refile the application with the necessary information.

Bob Craycraft returned to the Board.

Amendments to the Planning Board Rules of Procedures: Continued to September 19 work session to formally introduce the amendments.

Planning Board Attendance Record: Don Voltz asked that the form be corrected to show Mike Clarke as a member and Christopher LaPierre as an alternate. The form incorrectly showed the opposite.

Budget: Bob Craycraft brought up the budget for next year. George Gale will contact Cynthia Copeland in regards to their cost for providing technical assistance next year for preparation of zoning amendments.

Subdivision Amendments: Carolyn Russell, who gave the presentation in June about minimizing natural environment impacts in growth is preparing model subdivision regulations which should be available soon. When Bob receives them he will forward them on to all members.

Educational Workshops: Bob has been talking with the Conservation Commission about jointly sponsoring a series of workshops which will help Planning Board and community members understand how better to protect the environment during development. He also reported that the Conservation Commission has agreed to join the Planning Board for two working sessions on the buffer ordinance.

Ron Gehl moved to approve the Minutes of August 8 as written. Don Voltz seconded. Unanimous with no abstentions.

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George Gale moved to adjourn. Don Voltz seconded. Unanimous. Meeting adjourned at 9:19 PM.

Respectfully submitted,

David Allen, Recording Secretary

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