

# MINUTES

## NEW DURHAM PLANNING BOARD

### OCTOBER 24, 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 7:07 PM.

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

**Public Input:** Chairman Bob Craycraft asked if any members of the audience had public input they wanted to share. There was no input.

**Wetlands for Planning Boards:** Bob Craycraft introduced Sandy Crystall and David Price from the New Hampshire Department of Environmental Services. Crystall is an outreach educator and Price is a compliance inspector.

Ms. Crystall presented an overview of wetlands issues related to planning, zoning, and conservation, including information about permitting and compliance. The outline of her presentation is attached.

Some highlights of her presentation:

- The New Hampshire Wetlands law was passed in 1967 for salt water wetlands and extended to fresh water wetlands in 1969;
- De-nitrification is a key function performed by wetlands; first order streams play a particularly important role in this process and need to be protected;
- The wetlands bureau has an extensive website with both educational material and extensive information related to permitting. People can track the status of their permit applications on line;
- Any work in the water or wetland requires a permit;
- Planning Boards should guard against allowing subdivisions to create lots with wetlands on them. Once the lot is created it is almost a given that there will be encroachment on the wetlands;
- Construction projects do a better job of stopping erosion than preventing it in the first place. Planning Boards can do more to ensure prevention;

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- Wildlife biologists use the term “life zone” instead of “buffer” because it better describes the function the protected area provides;
- Municipalities must meet the same permitting requirements as private individuals or companies.

Chairman Bob Craycraft called a short recess after Ms. Crystal's presentation. He called the meeting back to order at 9:30 PM.

**Driveway Regulations:** The Board reviewed the draft Driveway Regulations with edits proposed by the Road Agent and Town Administrator. The Board was comfortable with all but one edit. They added back the phrase “except that a shared driveway may be placed on the property line.” Road Agent Fuller said he was totally comfortable with that change.

**David Lindberg moved that the Planning Board schedule the New Durham Driveway Regulations as amended for public hearing on November 7, 2006. Mike Clarke seconded. Unanimous with no abstentions. Cathy Orlowicz sitting for Don Voltz.**

**Buffer Ordinance:** Chair Craycraft noted that the latest version of the Buffer Ordinance in progress had been distributed by email and copies were in the Board's packets. He asked Board members to review and send their comments by email to David Allen.

**Subdivision Regulations:** Craycraft noted the Board would be getting assistance from the Strafford Regional Planning Commission in finalizing new subdivision regulations. The assistance will be paid for by grant funds. The scope of the assistance is not yet spelled out.

**Rules of Procedure:** David Allen pointed out that he had erroneously told the Board at its October 10 meeting that the Board had voted to approve the Rules of Procedure. In fact that still needs to be done. Craycraft asked that it be placed on the November 7 agenda for public hearing and vote.

**Capital Improvement Plan:** David Allen will ask TA April Whittaker to make her adjustments to the plan so that it can have a public hearing and vote at the November 7 meeting.

**Minutes:** Mike Clarke moved to table consideration of the October 10 minutes to November 7. Cathy Orlowicz seconded. Unanimous. David Lindberg abstained as he was not at the October 10 meeting.

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**Adjourn:** David Lindberg moved to adjourn at 10:42 PM. Cathy Orlowicz seconded. Unanimous.

Respectfully submitted,

David Allen, Recording Secretary

Town of New Durham