

# DRAFT MINUTES

## NEW DURHAM PLANNING BOARD

### NOVEMBER 7, 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 7:05 PM.

**Roll Call:** Bob Craycraft (Chair), Cathy Orlowicz (Alternate), George Gale (Alternate), David Lindberg, Mike Clarke

**Excused:** Donald Voltz (Vice-Chair), Ron Gehl (Selectmen's Representative)

**Unexcused:** Christopher LaPierre

**Public Input:** Chairman Bob Craycraft invited any Public Input on items that are not on the agenda. There was none.

**Community Center:** 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).

David Allen reported that Mr. Berry had called to say the application was not ready for Planning Board action.

**Mike Clark moved to continue the 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) until the December 5, 2006 meeting. David Lindberg seconded. Chair Craycraft asked Cathy Orlowicz to sit for Donald Voltz. Unanimous with no abstentions.**

**Winnepesaukee Resort:** Acceptance and Public Hearing on an Application to be submitted by Lake Winnepesaukee Resort, LLC, 745 Boylston St., Boston, MA 02116 for a revised site plan for Golf Cottages on the grounds of the Lake Winnepesaukee Golf Club located at 1 Lake Winnepesaukee Drive (Map 26a, Lot 50) in New Durham. The proposal reduces the number of cottages from 3 to 2 and creates a small increase in impervious area. The Public Hearing may be convened if the application is accepted as complete.

**PLANNING BOARD DRAFT**  
**MINUTES OF NOVEMBER 7, 2006**

Chair Bob Craycraft reviewed the list of concerns that Planning Board members had expressed in regard to this application at the last meeting. He pointed out that all abutters had been timely noticed.

Mr. Dirk Grotenhuis presented on behalf of the applicant. He pointed out on the plat and other material how the applicant had responded to each of the concerns expressed at the prior meeting. Board members expressed satisfaction that all concerns had been addressed.

David Lindberg moved to accept the applicant request for a waiver from the requirement to show the total parcel of land. Mike Clarke seconded. Chair Craycraft asked George Gale to sit for Donald Voltz. Unanimous with no abstentions.

Mike Clarke moved to accept the application as complete. George Gale seconded. Unanimous with no abstentions.

Mr. Grotenhuis then summarized the requested site plan amendment. He pointed out that all conditions that had been requested for the original plan were incorporated into this revision. The original plan was for three 2-story cottages. When the architect began working on the precise design of the cottages the owners felt they did not fit the setting. They changed the plan from 2-story to 1-story cottages, and increased the footprint to include most of the space from the originally planned second floor. And they eliminated the originally planned 3<sup>rd</sup> cottage, so the current proposal is for two cottages.

Grotenhuis pointed out some carryovers from the original design including emergency access to both units, septic, well, and snow storage. Mike Clarke asked if there would be cooking kitchens. Grotenhuis said there would only be a microwave, small refrigerator, and perhaps a hot plate. Major meals would be at the clubhouse. He said construction and sprinkler system designs will all be submitted with the building permit application and the fire department will have the opportunity to review.

Chair Craycraft opened the issue for public hearing at 7:23 PM. There were no comments from the public. Craycraft closed the public hearing at 7:24 PM.

**David Lindberg moved to approve the revised site plan, conditional on the fire department reviewing all plans prior to the issuance of a Building Permit. George Gale seconded. Unanimous with no abstentions.**

**Conceptual: Bernard:** A conceptual discussion on a potential application to be

**PLANNING BOARD DRAFT**  
**MINUTES OF NOVEMBER 7, 2006**

submitted by Richard Bernard for a 2-lot subdivision on property located on 64 Ridge Road Top Map 4, Lot 32).

Chris Berry described the concept for a 2-lot subdivision. The lot in question does not have enough road frontage in its present form. The applicants would build a circular road to Class 5 standards to create road frontage to meet zoning requirements. They might request waivers on some parts of the Class 5 requirements.

Cathy Orlowicz asked if the applicants planned to keep the road private or ask the Town to adopt it. Berry said it would depend on whether they got their waivers or not. If they did not get the waivers and had to pave it they might ask the Town to take it over.

**New/Old Business**

**Planning Board Rules of Procedure:** Chair Craycraft asked Cathy Orlowicz to sit for Donald Voltz. **Mike Clarke moved to adopt the proposed revised Rules of Procedure in place of the rules that were adopted in 1991 and amended in 1996. David Lindberg seconded. Unanimous with no abstentions.**

**Driveway Regulations:** Chair Craycraft asked Cathy Orlowicz to sit for Donald Voltz. **David Lindberg moved to adopt the proposed Driveway Regulations as presented. Mike Clarke seconded. Unanimous with no abstentions.**

**Capital Improvement Plan:** Board members who were present reviewed the proposed changes and were comfortable with them. They did not want to take a final vote without all Board members having the opportunity to review the changes and comment.

**David Lindberg moved to continue the public hearing to the December 5, 2006 meeting. Mike Clarke seconded. Unanimous with no abstentions.**

**Riparian Buffer Ordinance:** Chair Craycraft said he wanted the board to try applying the draft ordinance to some actual proposals that had come before the board so they could try it out in a live situation. He requested suggestions of appropriate applications to review.

**Fire Safety:** Mike Clarke asked that steps be taken to give the Fire Department and opportunity to review applications early in the process. He also said

**PLANNING BOARD DRAFT**  
**MINUTES OF NOVEMBER 7, 2006**

there was a need for a cistern ordinance to clarify expectations, and asked who should draft such an ordinance. David Allen said he was working to initiate a monthly meeting for Department Heads to review and give comment on all applications before they come before the Planning Board. He hopes to have the first meeting in January. Allen said he would also discuss the cistern question with the new fire chief.

**Printer and Scanner.** David Allen updated the Board on what he had learned about color printers and network scanners. The printer will cost about \$300 and the scanner will cost about \$450 or more.

**Cathy Orlowicz moved to authorize Mr. Allen to purchase a color printer and a batch network scanner if the necessary funds remain in the 2006 budget. David Lindberg seconded. Unanimous with no abstentions.**

**Minutes, October 10. Mike Clarke moved approval of the October 10 minutes as corrected. Cathy Orlowicz seconded. Unanimous with no abstentions.**

**Minutes, October 24: David Lindberg moved approval of the October 24 minutes as corrected. Mike Clarke seconded. Unanimous with no abstentions.**

Chair Craycraft adjourned the meeting at 9:42 PM

Respectfully submitted,

David Allen, Recording Secretary