

MINUTES

NEW DURHAM PLANNING BOARD

JANUARY 15, 2008

Chairperson Cathy Orlowicz called the meeting to order at 6:35 PM.

Roll Call: Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), Don Voltz, Paul Raslavicus, Paddy McHale (Alternate-Arrived at 7:30 PM). **Excused Absence:** Peter Rhoades (Selectman's Representative), **Unexcused Absence:** Christopher LaPierre (Alternate), George Gale (Alternate)

Others Present:

Public Input: Chair Cathy Orlowicz asked if there was any public input. There was none.

Announcements: Chair Orlowicz told the Board that the Board of Selectmen had agreed to encumber an additional \$3500 of Impact Fee expenses into the 2007 budget to support continued work on the Fee in 2008.

Ms. Orlowicz referred the Board to the letter received from Mr. Stan Kuzia and asked Board members if any of the points he made in that letter would have changed their decision on November 20 regarding Pine Point Road. None of the board members present indicated it would have changed their decision.

Ms. Orlowicz mentioned several training sessions and the filing deadlines for the 2008 Town Meeting Elections. She also reported on a conversation with Town Counsel John Teague regarding ex parte communications and workshops sessions. The board agreed that formal abutter notification was not necessary for working sessions on an application, and that an effort should be made to provide courtesy notification.

Steep slopes Ordinance: David Allen reported on his conversations with John Teague and Bill Straub. Cathy Orlowicz said she preferred to keep the language in Section VI.F. as it was before the latest changes. Others agreed. Don Voltz suggested incorporating Section VI.A. into VI.B. Others agreed.

Cathy Orlowicz asked the Board to increase the slope at which the ordinance takes effect from 15% to 25%. Others did not agree. Ms. Orlowicz noted that the chart still showed the 0-15% range of slopes but the board had agreed at the last meeting to remove it. Mr. Allen said he would make the change.

Paul Raslavicus suggested that the 10,000 square foot allowance for disturbance of steep slopes was appropriate on larger lots, but on some small lakefront lots it would be too much. He suggested changing the guideline to 10,000 square feet or 20% of the lot whichever is smaller. The Board agreed on 25%.

Don asked the board to change the driveway impact from 100' to 100 continuous feet. This was agreed to. Several other edits in wording were made to the chart.

Mr. Allen said he would do an edit on the steep slope ordinance while the board continued discussing other issues so the Board could confirm his recording.

Conservation Focus Area: The Board reviewed a draft of the ordinance that included changes proposed in the discussion at the January 8 Public Hearing. No additional significant changes were proposed.

Used Materials Storage: The Board agreed to a change suggested by Town Counsel, John Teague. Mr. Teague was concerned that the previous language was based on the "intent" of the owner and that would be impossible to enforce. That language will be replaced with the phrase "of such volume as to constitute an eyesore and/or public nuisance."

The Board also added back in changes that had been agreed to at the previous meeting and were left out of the draft in front of the Board. These included, deleting parts "i" and "iii" of the conditions, and including the section on enforcement.

Shore Front Protection Amendments: Paul Raslavicus asked the Board to add a condition that Recreational Vehicles must be parked at least 75' from the shore front. The board agreed. No other changes were made.

Steep Slopes: David Allen shared a copy of the steep slopes ordinance incorporating changes made earlier in the evening. The Board made a few edits and agreed.

Don Voltz moved to table the minutes to the next meeting. Paul Raslavicus seconded. Unanimous with no abstentions.

Mr. Voltz moved to adjourn at 9:55 PM. Bob Craycraft seconded. Unanimous.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes Approved 2/19/2008