

# MINUTES

## NEW DURHAM PLANNING BOARD

### FEBRUARY 5, 2008

Chairperson Cathy Orlowicz called the meeting to order at 7:02 PM.

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

#### **Others Present:**

**Public Input:** Chair Cathy Orlowicz asked if there was any public input. Paul Raslavicus noted that Wendy Anderson had come to the meeting to give input as a professional landscape architect. Wendy is a member of the New Durham ZBA, and a landscape architect.

Ms. Anderson recommended to the Board that when they should require the landscape plan for any subdivision is prepared by a New Hampshire Licensed Architect. She told the Board that many towns have such a requirement and a firm requirement that a Landscape Plan be part of the subdivision submittal. A useful landscape plan should describe in some detail the types of plantings that will be done and the types of plants that will be used.

Paul Raslavicus said he thought that could be accomplished in the subdivision regulations. Peter Rhoades and Paddy McHale both felt the requirements should be tiered so they are less demanding for a 2 lot subdivision than for a 25 lot subdivision.

David Lindberg told the board that during his tenure on the board the landscaping requirement was seen as something related to the common or public areas of a subdivision, not the individual lots. This was done in part because the owner who was doing the subdividing did not plan to do the building. Lindberg also noted that the Board expected much more detail in a site plan application.

David Bickford expressed some concern about requiring a licensed landscape architect, saying the licensing had only recently been started and so many good landscape architects had not yet gotten their license.

Wendy Anderson added that she would be happy to help the Board out on landscaping issues and would consider serving as an alternate on the Board. Cathy Orlowicz asked Ms. Anderson if she did any business in the Town of New Durham. Ms. Anderson said her firm worked primarily on the Seacoast and she did not have business in New Durham.

**Kodiak:** Cathy Orlowicz stepped down from the Board because she is a legal abutter and handed the chair to Bob Craycraft. Mr. Craycraft noted that the Board had been working on this subdivision application for many months. He read a note received from the applicant requesting the application be continued to the March 4 Planning Board meeting and the deadline be extended to that date as well.

Paddy McHale asked that applicants be told in the future that the Board would like to see a specific rationale for a request for continuation.

**Peter Rhoades moved to continue the application to March 4, 2008, and to extend the deadline for Planning Board action by one month to March 15, 2008. Chair Craycraft asked Paddy McHale to sit for Don Voltz. Mr. McHale seconded the motion. Unanimous with no abstentions.**

Cathy Orlowicz returned to the chair. She asked Paddy McHale to continue sitting for Don Voltz during the Board's work on zoning ordinances.

**Steep Slopes:** David Allen and Cathy Orlowicz noted minor corrections in the wording and punctuation. Chair Orlowicz asked if there was any discussion from the Board. There was none. At 7:30 PM she opened the draft ordinance for public input. There was no public comment. Ms. Orlowicz closed public input at 7:31 PM.

**Bob Craycraft moved to add the Steep Slope Conservation District Ordinance as presented and amended to the 2008 Town Meeting Ballot. Paul Raslavicus seconded. Unanimous with no abstentions.**

**Outdoor Storage of Used Materials:** Chair Orlowicz asked if there was any discussion from the Board. There was none. She opened the issue to public input at 7:35 PM. David Bickford said he thought the ordinance was weakened by the Board action at the previous meeting. At that meeting the Board had adopted language recommended by Town Counsel which made the question of whether the stored material is an "eyesore" the trigger point for applying the ordinance in a certain situation. Mr. Bickford said he thought that was a very vague term.

Chair Orlowicz said she would be reluctant to make a change because it would be viewed as a substantial change in the effect of the ordinance and could not go on the

ballot this year. Bob Craycraft suggested asking Town Counsel for guidance on the question and pointed out that it could be spelled out in additional detail in regulation. There being no further input Ms. Orlowicz closed the public input at 7:50 PM.

**Bob Craycraft moved to place the Outdoor Storage of Use Materials Ordinance as written on the 2008 Town Meeting Ballot. Paddy McHale seconded. Unanimous with no abstentions.**

**Recreational Vehicles in the Shorefront Zone:** Paul Raslavicus noted that the Board had agreed at its January 22 meeting to add wording to the ordinance that would require a recreational vehicle to be parked at least 75 feet from the lake shore. David Allen noted that the copy of the ordinance that was emailed to the Board and placed on the Town website did have this language included. Bob Craycraft checked the website on the Library computer and confirmed that it did have the 75' language. Ms. Orlowicz noted that the Board had clearly indicated its intent to include the 75 foot setback at the last meeting so it would not be a significant change to correct the language in the version distributed at tonight's meeting.

Chair Orlowicz opened the issue to public input at 7:57 PM. David Lindberg commented that the proposal the board was placing on the ballot was much simpler and much cleaner than some of the earlier versions. He thanked the Board for their work. There being no further input Ms. Orlowicz closed the public input at 8:01 PM.

**Paul Raslavicus moved to add the phrase "75 feet from the normal high water line" to the draft amendments as Item #5. Paddy McHale seconded. Unanimous with no abstentions.**

**Paul Raslavicus moved to the place the revised amendments to the Shore Front Conservation Area Article on the 2008 Town Meeting ballot. Paddy McHale seconded. Unanimous with no abstentions.**

**Warrant Article Wording:** Cathy Orlowicz noted that the language on the Steep Slope ordinance needed to be corrected to clarify that it applies to slopes of "15% or greater." Board members had no other concerns.

**Bob Craycraft moved to place the warrant articles on the 2008 Town Ballot with the proposed wording including the minor change regarding steep slopes. Peter Rhoades seconded. Unanimous with no abstentions.**

**New/Old Business:** Bob Craycraft asked the Board to place a high priority on edits to the Master Plan and the subdivision regulations. Cathy Orlowicz asked if Board members had access to copies of all documents referenced in the ordinance proposals

on the ballot. Bob Craycraft said he know of two specific items the Board did not have. He provided copies to Mr. Allen. Allen said he would make sure that all materials referenced in the Zoning Ordinance are available in the Land Use Library.

**Minutes:** The Board continued review of minutes to the February 19 meeting by consensus.

**Business/Commercial Zone:** David Lindberg asked if the Board would be completing the work on establishing one or more business/commercial zones in town. Chair Orlowicz explained the Board had set that aside a few months ago in order to focus on the Steep Slope and Conservation Focus area ordinances, and that the Board had a continuing contract with Strafford Regional Planning Council to complete that work.

**Members:** Bob Craycraft said he had spoken with Susan Dixon, a New Durham resident who works in Concord with the city's Community Planning Department and she had indicated interest in helping the town in some land use capacity. He suggested David Allen follow up with Ms. Dixon and with Wendy Anderson.

Cathy Orlowicz noted that Mr. Stan Kuzia had collected enough petition signatures to place the question of the town taking responsibility for Pine Point Road on the 2008 Town ballot.

**Landscaping:** Board members had additional discussion regarding the importance of landscaping and the need for the Board to be proactive on the issue.

Adjourn: Paul Raslavicus moved to adjourn at 8:53 PM. Paddy McHale seconded. Unanimous.

Respectfully submitted,

David Allen  
Land Use Administrative Assistant

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