

MINUTES

NEW DURHAM PLANNING BOARD

JUNE 3, 2008

Chairperson Bob Craycraft called the meeting to order at 7:05 PM.

Roll Call: Bob Craycraft (Chair), David Bickford (Selectman's Representative), Ron Gehl (Selectman's Alternate), Paul Raslavicus, Cathy Orlowicz, Paddy McHale

Others Present: Mark Weaver, James O'Reilly, Corey Colwell, James Gove, Ron Gehl, Deborah Cannon-Jillson, Matthew Hogue, Mark Fuller.

Public Input: Chair Bob Craycraft asked if there was any public input. There was none.

Fire Department Site Plan Courtesy Review: Peter Varney gave an overview of the Fire Department plans in the context of all facilities on Map 9, Lot 69. He pointed out that the only item the Fire Department is planning to construct at this time is the actual addition to the building.

He showed that space was allocated for future expansion of the Police Department building, and he said the parking lot would not be done at this time. Mr. Varney noted that the department might need additional septic capacity in the future. Bob Craycraft shared an estimate of impermeable space that he had calculated for the entire lot using dimensions found in the online Vision property assessment file. His number indicated a current impermeable surface of about 30% and the addition would add about 2% to that.

Cathy Orlowicz asked about the setbacks from the lot line. Peter pointed out that the building would be at least 20' from the line at all points. Paddy McHale asked if abutters were aware of the plans and Mr. Varney said they were. Mr. Craycraft asked if the addition would improve the view of the back of the building and Mr. Varney said they had planned it so it would "cover the ugly side" of the building and improve the view for abutters.

Chairman Craycraft asked if there were any questions or comments from members of the public. There were none. Because state law limits the role of the Planning Board

in looking at activities of other governmental units, the Board's role is advisory only. Board members indicated there were no particular concerns about the plans.

Scott & Deborah Jillson Woodworking Shop: Chair Bob Craycraft noted that this was a conceptual consultation and described the limits of a conceptual consultation. David Bickford said that he owned property abutting the applicant and he recused himself from this agenda item and moved away from the Board table. Bob Craycraft asked Ron Gehl to sit for Mr. Bickford as the Alternate Selectmen's Representative.

Mrs. Jillson told the Board that she and her husband want to take the empty building at 23 Main Street and fix it up as a woodworking shop. They would build items based on orders they receive from the "following" of people they have done work for in the past, and from the public. There would be no storefront or retail operation. Wood items will be unfinished and there will be no chemicals used or stored in the building except for denatured alcohol and a few craft paints. Eventually they hope to build a deck on the front of the building for esthetics. They will be replacing the old windows and door with new ones of the same size. There will be no change in the building color.

They are leasing the building from Paul Peterson who is fully aware of their plans and in agreement. The Jillsons had a similar business in Alton that did have a retail component and are no longer able to continue that part of it. They will use the old sign from their Alton building. It conforms to the New Durham sign ordinance.

Cathy Orłowicz asked if they own the lot. Mrs. Jillson said no, the building is on a lot with a duplex, but it is a separate building with parking in back. Ron Gehl remarked that this shop is exactly the type of use envisioned in the master plan for the town center. He asked if the building has a bathroom. Ms. Jillson said it does not and they will use the bathroom in their Mother's unit next door in the duplex. She said customers would not be there long enough to need a bathroom.

David Allen told the board he had had a phone call from an abutter who was concerned about the potential noise from the machines in the shop and wondered what the hours of operation would be. Ms. Jillson said probably about 9 am - 8 or 9 pm. She said the building would be insulated which would dampen much of the noise. She doubted that noise would be heard more than 50 feet away. And they will accommodate neighbors concerns.

Cathy Orłowicz asked that the applicants bring a letter from their landlord approving the use. Ron Gehl asked that they specify waivers they are requesting. Bob Craycraft asked that outdoor lighting be included on the application. Cathy Orłowicz asked they designate parking areas. Ron Gehl said the Board would probably write their decision so that it defines the use and sets some limitations on it.

James O'Reilly Subdivision Conceptual Consultation. David Bickford returned to the board and Ron Gehl stepped down.

The applicants presented two approaches to subdividing the property. One is a 25-lot Open Space Conservation Subdivision. The other is a 21-lot conventional subdivision. Their preference is the conventional design and they said they could design it so it will be almost as effective as the conservation subdivision design in protecting land. Jim Gove, Environmental Specialist gave a detailed description of the existing land and natural resources. The applicants asked the Planning Board to indicate approval of the conventional subdivision approach. Board members were not ready to decide and scheduled a site walk for Friday, June 13 at 6 PM.

Driveway Regulations. The board reviewed proposed amendments that bring the entire length of new or changed driveways under permit review. Town Counsel recommended the change. He has reviewed the wording and has no objections.

Chair Bob Craycraft opened the changes for Public Input. Based on a comment that some parts of the new language are difficult to understand the Board agreed by consensus to ask David Allen to edit the proposed changes for readability.

Cathy Orlowicz noted for the record that she has not discussed the proposed amendments with Mark Fuller. Mr. Fuller is the Road Agent and is Ms. Orlowicz' supervisor.

Cathy Orlowicz moved to continue review and public hearings on the Driveway Regulations to their June 17 meeting. Paddy McHale seconded. Unanimous with no abstentions.

Workshop on Business Zoning Districts: Staff and board discussed plans for the meeting scheduled for June 17.

Steep Slope Ordinance Regulations: Staff and board discussed how to proceed.

Guidelines for Class 6 Roads: The Board of Selectmen is reviewing the Guidelines for Class 6 Roads to clarify and strengthen them. They are looking for feedback from the Planning Board. Board members will consider options and discuss further at future meetings.

Minutes. Cathy Orlowicz moved approval of the April 15, 2008 minutes as written. Paddy McHale seconded. Paul Raslavicus abstained because he was not at the meeting. Approved unanimously.

Paul Raslavicus moved approval of the May 6, 2008 minutes as corrected. Paddy McHale seconded. Approved unanimously with no abstentions.

Paul Raslavicus moved approval of the May 20, 2008 minutes as corrected.

David Bickford seconded. Approved unanimously with no abstentions.

**Paddy McHale moved to adjourn at 9:55 PM. Paul Raslavicus seconded.
Approved unanimously with no abstentions.**

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes approved on August 5, 2008