

MINUTES

NEW DURHAM PLANNING BOARD

AUGUST 5, 2008

Chairperson Bob Craycraft called the meeting to order at 7:08 PM.

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

Others Present: Mark Fuller

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

Red Oak: Bob Craycraft shared the letter from Red Oak requesting a continuation.

Paddy McHale moved to reschedule the September Planning Board Business meeting from September 2 to September 9 and place Red Oak on the agenda for the 9th. Paul Raslavicus seconded. Unanimously approved with no abstentions.

There was further discussion about the meeting date later in the meeting. **Paul Raslavicus moved to return to the original Board schedule for September with meetings on September 2 and September 16; schedule Red Oak for September 16; and schedule other applications for the regular business meeting date of September 2. Paddy McHale seconded. Unanimously approved with no abstentions.**

Driveway Regulations: Cathy Orlowicz said she was not sure that the town's Zoning Ordinance supports the revisions to the Driveway regulations. Other Board members agreed to work with the draft as written and check with legal counsel to confirm legality. Chair Craycraft opened the regulations for public comment at 8:16 PM. Road Agent Mark Fuller

Paddy McHale moved to accept the driveway regulations as discussed and amended and send them to town counsel for review with special attention to being aligned with the Zoning Ordinance. David Bickford seconded. Unanimously approved with no abstentions.

Paddy McHale moved to continue the public hearing on amendments to the driveway regulations to September 2. Paul Raslavicus seconded. Unanimously approved with no abstentions.

Conservation Subdivision Regulations: Bob Craycraft said there are three priority issues for change in the regulations: requiring a building envelope, protecting natural

resources, and spelling out the requirements for a yield plan. Cathy Orlowicz shared the building envelope definition from the Town of Newbury. It describes the building envelope by exclusion: the land left over after subtracting unbuildable areas. Bob Craycraft shared a definition from the model Conservation Subdivision Regulations that is by inclusion: the land needed for buildings, driveway, lawn, etc. The majority preferred the latter approach. All members agreed the building footprint should be tied to the roofline, not the foundation.

The Board briefly discussed design standards. Cathy Orlowicz said it was important to distinguish between old and historic. Several board members agreed that 1/2 acre might be too small a maximum size for a building envelope.

Board members discussed what they wanted to see in the yield plan at the design review stage, including: Evidence that the plan meets all state and federal permitting requirements; An opportunity for the board to review before the applicant spends money on a lot layout design; An opportunity to give the applicant specific guidance on the number of lots the Board believes is appropriate; Board members agreed the precise number might not be settled at this stage and if so the number should be resolved early in the application stage; Avoid undue cost to the applicant. Board members agreed they liked the detailed natural resource information given them for the O'Reilly application and that might serve as a model. A Board site walk could be part of the review at this stage.

The Board will continue working on this item at the next meeting.

Business Zoning District. Bob Craycraft asked board members to work on the "homework" that Julie LaBranche gave them at the last meeting relating to this Ordinance.

Minutes: Paddy McHale moved to accept the minutes of June 3 as presented tonight. Paul Raslavicus seconded. Unanimously approved with no abstentions.

Paul Raslavicus moved to accept the minutes of June 17 with the addition of the list of people present. Paddy McHale seconded. Unanimously approved with no abstentions.

Paddy McHale moved to accept the minutes of June 24 as amended. Paul Raslavicus seconded. Unanimously approved with no abstentions.

Cathy Orlowicz moved to adjourn at 10:05 PM. Paddy McHale seconded. Unanimously approved with no abstentions.

Respectfully submitted,
David Allen, Land Use Administrative Assistant.

Minutes approved with edits on February 17, 2009