

DRAFT MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 3, 2008

Chairperson Bob Craycraft called the meeting to order at 7:04 PM.

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

Others Present: Brendan Berube, Julie LaBranche

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

Driveway Regulations: Board members signed and certified the Driveway and Access Way Regulations as approved on September 2.

Business/Commercial District Ordinance: Julie LaBranche, Senior Planner from Strafford Regional Planning Commission worked with the Board on the content of the ordinance. Board members clarified the boundaries of the district as running along Main Street and Old Bay Road, from the intersection of Main Street with the Alton town line to the intersection of Brackett Road with Old Bay Road. The district also includes Depot Road from the Town Hall to Route 11.

The Board made several changes to the Table of Uses. All buildings are limited to a footprint of 3,000 square feet. Larger than that requires a conditional use permit.

The Board identified the following as prohibited: Light manufacturing, research, and testing; packaging and processing; warehouse & wholesale marketing; product assembly; parking facility; radio or wireless communication tower; and equipment, vehicle, or boat repair facility.

Home Occupation, agriculture, and forestry were added to the list of permitted uses.

Additional detail was added to define "entertainment" and "recreation." Some of the setbacks in the draft were modified to match existing town setback requirements.

There was extensive discussion of requirements for parking spaces. Board members were uncomfortable with very specific setbacks or counts for parking spaces. Board consensus was to require parking on the sides of the building away from the street without specific setbacks or counts. Exceptions can be made for handicapped parking and if the specific conditions of the lot make it necessary for parking to be

closer to the street. Julie LaBranche encouraged board members to look at examples on the website www.cwp.org.

The Board agreed that the conditions to be met for a conditional use permit would be stated in the ordinance. A separate ordinance would be drafted to spell out the process for the Planning Board to grant a conditional use permit. Board members also felt that the sign requirements could be placed in the current Article regarding signs.

Julie LaBranche said she would redraft the ordinance based on the board's discussion. Board members gave Julie a fond farewell as she is leaving the Strafford Regional Planning Commission. She suggested that David Allen contact Cynthia Copeland, Executive Director of the Strafford Regional Planning Commission to discuss how the Board's contract with SRPC will be staffed going forward.

Paddy McHale moved to adjourn at 9:51 PM. Cathy Orlowicz seconded. Unanimous with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant