

DRAFT MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 16, 2008

Chairperson Bob Craycraft called the meeting to order at 8:11 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: Mark Fuller

Public Input: Chair Bob Craycraft asked if there was any public input. Mark Fuller, Road Agent asked the Board to consider its policies for sidewalks. He said he wanted to raise the question because it came up recently at a meeting in discussion with a subdivision applicant. Chairman Craycraft agreed that the Board needs to address it. He said that specifications could be added to the Roadway Related Subdivision Regulations. Paddy McHale noted that the regulations might be different in different zoning districts. Mark Fuller said he preferred asphalt sidewalks as easier to maintain. He also noted that around steep slopes the Board might want to ask for wider road or sidewalk easements to protect against erosion

Natural resource section: David Allen distributed copies of Bob Craycraft's recommended amendment to the Subdivision Regulations to add section 9.2 regarding natural resources.

Mr. Craycraft provided background to his recommendation and referenced the natural resources section of the Master Plan.

Cathy Orlowicz asked staff for the record if the hearing had been properly noticed in the newspaper, and if a copy of amendment had been available to the public. David Allen confirmed both requirements were met.

David Bickford asked if Board members felt the sentence requiring protection of knolls and ridgelines was clear enough to avoid misunderstandings about its meaning. After discussion amongst Board members Bob Craycraft said he would agree to delete the sentence to get the Board to adopt the rest of the section.

Paddy McHale moved to delete the sentence reading " ". David Bickford seconded. Four Yes Votes: Paddy McHale, Bob Craycraft, Cathy Orlowicz, and David Bickford. 1 No Vote: Paul Raslavicus

Chair Craycraft noted that this decision was a substantive change in the proposed amendment and therefore the edited amendment proposal needed another public hearing.

Paddy McHale moved to continue the public hearing on the natural resources to October 7. David Bickford seconded. Unanimous with no abstentions.

Bast Residence: Chair Craycraft read the agenda item that asks the Planning Board to concur in a finding of the Fire Chief that the Bast residence atPaul Raslavicus asked if the Board had a letter from the fire Chief and a picture of the burned structure. Mr. Allen said he had neither item with him at the meeting. The Board agreed by consensus to continue the issue to September 23 and ask Mr. Allen to bring those items to the meeting.

David Allen suggested the Planning Board role in this process seemed superfluous and the Board might want to delete it at Town Meeting.

Open Space Conservation Subdivision Regulations: Paul Raslavicus asked other Board members if the language before them made it clear to them that the Conceptual Consultation phase came before the Design Review phase and that both steps were required. Other Board members said they thought it was clear.

David Allen walked the Board through the draft of the regulation. He reported he had reviewed the draft with Town Counsel John Teague. Mr. Teague recommended that the requirements for Conceptual Consultation be kept minimal. Mr. Allen recommended that the language requiring a written description of the Applicant's plans for meeting the goals for such subdivisions that are spelled out in the Zoning Ordinance be changed to a requirement that the applicant discuss these goals with the Board. The Board agreed by consensus.

Mr. Allen noted that Mr. Teague had also suggested that the Board be clear about the ending point of conceptual discussion. Paddy McHale recommended adding language that the Board will send a written summary of its feedback and recommendations to the applicant and that step ends the conceptual phase.

Cathy Orlowicz asked why it was necessary to clarify the end point. David Allen said that John Teague had suggested it would be helpful in this stage so there was clarity about when the Design Review phase commenced. Ms. Orlowicz requested more detail on Mr. Teague's reasoning. The Board agreed by consensus to return to the issue at the next meeting with the information from Mr. Teague.

David walked through the section describing the Design Review process. Paul Raslavicus said it was important to include a requirement that materials be submitted in advance for board review. Other Board members agreed. He also wanted to see a formula as part of the process. Cathy Orlowicz pointed out that the Town had

amended the ordinance in March to specify that the Board will require a yield plan to estimate the number of lots.

Cathy Orlowicz pointed out that section 2.f.iv requires test pit data and this is a rather expensive process. Other Board members agreed it should be taken out. Board members indicated they had no further questions about the draft. No formal action was taken.

Conditional Use Permits:

Bob Craycraft shared a draft of an amendment to the Subdivision Regulations that would spell out the process for granting a Conditional Use Permit. He suggested the Board should put it in the regulations in order to get it set up before an expected application for a conditional use permit is actually submitted. Cathy Orlowicz suggested that section C.1 be amended to specify that the hearing will be held at the Board's monthly business meeting. Chair Craycraft tabled discussion to a future meeting because of the late hour.

Red Oak: David Allen reported that he was told by a resident who had talked with the Red Oak loggers that they would be taking most of the balance of the timber from the lot and selling it for power generation. He estimates the total value of timber taken will reach \$1.5 million.

Cathy Orlowicz moved to adjourn at 10:08 PM. Paddy McHale seconded.
Unanimous with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

DRAFT!!!