

MINUTES

NEW DURHAM PLANNING BOARD

DECEMBER 8, 2008

Members Present: Bob Craycraft (Chair), Paddy McHale (Vice Chair), Paul Raslavicus and Cathy Orlowicz. David Bickford (Selectman's representative) had an excused absence.

Others Present: Arthur Capello (ND Building Inspector/Code Enforcement Officer).

Call to Order: Chair Craycraft called the meeting to order at 7:08PM and the board members proceeded to introduce themselves to the public.

Public Input: Arthur Capello asked questions regarding walkways that would connect buildings in the proposed Town Center District. Arthur wanted to know whether the walkways could be fully enclosed and whether restrictions on the walkways would be in effect indefinitely which would require a variance from the ZBA should an applicant wish to propose a different design in the future. The board did not have a definitive answer and will be discussing this matter further at the December 16 Planning Board workshop.

Working Session on proposed amendments to the Subdivision Regulations to clarify the conservation subdivision submittal process: Chair Craycraft read a memo from David Allen regarding edits to the draft regulations and distributed them among the planning board members for review. Following a discussion that primarily focused on language to clarify the end of the design review phase, the planning board moved to amend the draft regulations which included the following:

- Remove "air quality" and "mineral deposits" from the inventory criteria.
- Renumber the remaining sections as appropriate
- Add "The plat will also show" subsequent to the inventory criteria for clarity
- Add a final notation at the end of the section to clarify the ending of the design review process that reads, "The end of the design review phase will be determined by a vote of the planning board in accordance with RSA 676:4."

Paddy McHale motioned to hold a public hearing on the Open Space Conservation Subdivision amendments on January 6, 2008 which was seconded by Paul Raslavicus. The motion carried unanimously.

Working session on proposed amendments to the subdivision regulations to clarify natural, scenic and historic feature design standards.

Chair Craycraft distributed a summary list of 16 proposed amendments that was produced by David Allen and was based upon previously distributed materials. The board members, with advisory input from Arthur Capello, reviewed the list of items and compiled a list of six amendments that will be discussed further at a subsequent meeting. The six items included:

- The location and orientation of structures should be designed to maintain the natural topography and drainage patterns, and to minimize disturbance of natural vegetated cover, grading (cut and fill) and soil removal to the greatest extent possible.
- Building envelopes for each lot should, to the maximum extent possible, not be located on ridgelines, hillsides, valley floors, or other visually prominent areas that cannot be adequately screened. If building occurs in these areas a landscape plan shall be submitted.
- Whenever possible, structures should be located on the property to take advantage of features such as topography, vegetation and siting of the structure, which can be augmented by fencing.
- Prime agricultural soils and soils of statewide importance should be preserved to the maximum extent possible.
- The removal or disruption of historic, traditional or significant features or architectural elements should be minimized to the greatest extent practical.
- Significant trees, boundary trees, stone walls and streams should be incorporated along the edges of individual lots or along a path or roadway, rather than transected by lot lines or a roadway.

Should time permit, the board will discuss these items further at the end of the December 16 planning board workshop. The board will also discuss the definition of building envelope and landscaping plan language (provided by Paul Raslavicus) that was not adequately discussed at tonight's meeting.

Minutes: Cathy Orlowicz motioned to postpone the approval of minutes to the December 16, 2008 workshop which was seconded by Paddy McHale. The motion carried unanimously.

New/Old Business: Paddy McHale indicated that he communicated with Cynthia Copeland of the Strafford Regional Planning Commission about a model workforce housing ordinance. Cynthia will be forwarding the model to him. Arthur Capello indicated that Wakefield had developed a workforce housing ordinance that is currently being considered for the 2009 town election. Arthur will provide the Board with a copy of the Wakefield ordinance for review.

Adjournment: Paddy McHale motioned to adjourn at 10:00PM which was seconded by Cathy Orlowicz. The motion carried unanimously

Respectfully Submitted,
Bob Craycraft, New Durham Planning Board