

MINUTES

NEW DURHAM PLANNING BOARD

MARCH 3, 2009

Chairperson Bob Craycraft called the meeting to order at 7:00 PM.

Roll Call: Bob Craycraft (Chair), Paddy McHale (Vice-Chair), David Bickford (Selectmen's Representative), Cathy Orlowicz. **Excused Absence:** Paul Raslavicus.
Other Present: Scott Drummey¹

Public Input: Chair Bob Craycraft asked if there was any public input on issues not on the agenda. There was none.

Minutes of February 17, 2009: Bob Craycraft noted that the word “use” in the last paragraph on Page 1, 4th line from the bottom, should be corrected to “used”. He also suggested that in the list of others present, Derek Sowers should be identified as representing the Piscataqua Estuaries Project. In the third paragraph on Page 2 the word “porous” should be inserted in front of the word “pavement” to clarify that the discussion was regarding porous pavement.

Paddy McHale moved to accept the minutes as amended. Cathy Orlowicz seconded. David Bickford abstained.² The remaining three members voted unanimously in favor of the motion.

Planning Board Alternate Member: Bob Craycraft introduced Scott Drummey³ as a potential candidate to serve as an alternate member of the Planning Board. Scott moved to New Durham in 1997. He said he had watched town government come together in positive way in the last few years and felt it was time for him to contribute to the Town. He said he has a Masters Degree in Geochemistry and has worked on

¹ “**Others Present:** Scott Drummey added to draft minutes.”

² “because he was not present at the meeting.” stricken from draft minutes.

³ Spelling of “Drummey” corrected from draft minutes.

basic research related to climate change. His scientific training has helped him learn to focus on specifics and also step back and see the big picture. He feels those skills can be useful in town government. He expressed interest in the environmental resource inventory referred to in the Master Plan. He would also be interested in helping assess the significance of archaeological or historic sites in town.

Cathy Orłowicz asked if he⁴ had any business responsibilities that might create a conflict of interest with an application or an issue before the Planning Board. Mr. Drummey said as a self-employed computer consultant he has a few clients in New Durham, but did not see any reason why that relationship would interfere with any issues before the Board. David Bickford said the Board likes to wait for a couple of weeks before voting on a new member and asked if Mr. Drummey had any concern about waiting. Mr. Drummey said he did not.

O'Reilly 21-Lot Conventional Subdivision: David Allen noted that the Planning Board had specifically requested that the O'Reilly application be re-noticed before a continuing meeting, and that he had implemented abutter and newspaper and public notices.

Attorney Mark Weaver spoke on behalf of the applicant. He said the application process was mostly completed except for the third party review by the Town's engineer and natural resource scientist. Mr. O'Reilly is now ready to proceed. He will provide the money for the escrow for 3rd party costs in the near future.

Mr. Weaver said the applicant had already waived the statutory deadlines for Planning Board action and he expects the information needed for final action will be available for the June board meeting. Mr. Weaver said he expected the design of the upgrades to Copple Crown Road and the related storm water drainage will probably be the most significant issue to work out. He said they were open to working with the New Durham Road Agent and the Town Engineer to work out a design acceptable to all parties.

Chair Craycraft opened the issue for public comment at 7:28 PM. Steve Hale spoke on behalf of Lake Winnepesaukee Golf Club. He said they wanted to be sure that the road engineering was done in such a way that there would be no drainage problems for nearby property owners including the Golf Course. There was no

4 "he" corrected from "had" in draft minutes.

other public comment and Mr. Craycraft closed the public comment at 7:33 PM.

Cathy Orłowicz moved to continue the public hearing regarding an application by James O'Reilly for a 21 lot Conventional Subdivision on property located on 41 Copple Crown Road, (Tax Map 27 , Lot 6) in New Durham, New Hampshire to the June 2, 2009 meeting of the New Durham Planning Board. Paddy McHale seconded. Unanimously approved with no abstentions.

The Board agreed by consensus that the applicant did not need to re-notice the June 2 meeting because the Board is continuing it to a time, date, and location certain.

Cronin Conditional Use Permit Application: Chair Bob Craycraft read a letter from Mr. Tom Varney, representative for the applicant, requesting that the Board postpone the public hearing until April 7, 2009 to allow more time to prepare the design in⁵ consultation with the Town Engineer. David Bickford moved to continue the Acceptance and Public Hearing on the request by Anna Cronin for a Conditional Use Permit to allow construction of a garage on a property on North Shore Road with steep slopes (Tax Map 38, Lot 217) to the April 7, 2009 meeting of the New Durham Planning Board. Cathy Orłowicz seconded. Unanimously approved with no abstentions.

Subdivision Checklist: Chair Bob Craycraft invited Scott Drummey to join the Board at the table for discussions related to changes in the Regulations. Board members reviewed the draft Subdivision Checklist, identified those items that should be prerequisites to Board review, and made other suggestions for changes to the Checklist. David Allen will revise the draft to reflect the Board's comments and send it to Board members prior to the next Board meeting. The Board will try to give final approval at the March 17 Board meeting.

Site plan Checklist: Board members reviewed the draft Site Plan Review Checklist, identified those items that should be prerequisites to Board review, and made other suggestions for changes to the Checklist. David Bickford asked if the items on the checklist were items required by the Site Plan Review Regulations. David Allen said they were. He will revise the draft to reflect the Board's comments and send it to Board members prior to the next Board meeting. The Board will try to give final approval at the March 17 Board meeting.

5 "In" corrected from "inn" in draft minutes.

Other Checklists: Cathy Orlowicz asked about a checklist for the Home Occupation Permit Application. David Allen said he would draft a checklist for Board review on March 17. Ms. Orlowicz asked if the list of requirements should be the same or different for applicants filing an after the fact application. Board members were unsure about legal questions that might be involved. Mr. Allen said he would request a legal opinion from the New Hampshire Local Government Center and share it with the Board, and he noted that an applicant can request a waiver if he feels a particular item on the checklist is inappropriate because of the after the fact status of the application. David Bickford asked about a checklist for Boundary Line Adjustments. Mr. Allen said he had considered using the Subdivision checklist as a basis and blocking out the unrelated items, but felt that was not a customer friendly design. He said he would draft such a checklist in the near future.

Master Plan Strategic Plan: Mr. Allen walked Board members through the list of strategic implementation actions from the Master Plan. Board members identified the actions they felt were the highest priority. Mr. Allen will draft a 5 year strategic plan based on the Board input. The Board should review the draft at its next meeting and adjust it as needed.

2009 Annual Plan: Board members mentioned issues they felt the Board should address in 2009 including Workforce housing, completing regulations for recently adopted zoning ordinances, landscaping, parks, shore front protection ordinance re trailers, Planning Board Rules and Procedures, Kings Highway Business District,

New/Old Business: Paddy McHale thanked Board members for their support and assistance during his year on the Planning Board. The Board discussed sign up for the Spring Annual Planning and Zoning Conference. David Allen will find out how Board members should sign up using the on line sign up procedure.

Minutes: Cathy Orlowicz moved to accept the minutes of September 2, 2008 as corrected for spelling and grammar⁶. Paddy McHale seconded. Unanimously approved with no abstentions. Paddy McHale moved to accept the minutes of September 3, 2008 as corrected for spelling and grammar. Cathy Orlowicz seconded. Unanimously approved with no abstentions. Cathy Orlowicz moved to accept the minutes of September 16, 2008 as corrected for spelling and grammar. Paddy

6 "as amended" in draft minutes corrected to "as corrected for spelling and grammar."

McHale seconded. Unanimously approved with no abstentions. Cathy Orlowicz moved to accept the minutes of September 23, 2008 as printed. Paddy McHale seconded. Unanimously approved with no abstentions.

Paddy McHale moved to adjourn at 9:10 PM. Cathy Orlowicz seconded. Unanimously approved with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes approved March 17, 2008