

# MINUTES

## NEW DURHAM PLANNING BOARD

### JUNE 16, 2009 WORKSHOP

Chairperson Cathy Orlowicz called the meeting to order at 7:02 PM.

**Roll call:** Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), David Bickford (Selectman's Representative), Dot Veisel, Paul Raslavicus, Scott Drumney (Alternate). **Excused absence:** David Allen (Staff).

**Others present:** Ron Gehl

**Public Input:** None.

**June 2, 2009 Minutes:** Board members made the following corrections to the June 2 minutes:

Page 2, line 35. Add Board requests a written response from the Conservation Commission and a statement from ND Police Chief regarding any traffic violations on Lake Road.

Page 3, line 2. Replace "she would" with "we should".

Page 3, line 18. Cross off "by certified mail" (it is written twice) Page 3, line 25. Add "And restate" after clarify.

Page 4, line 20. Insert "unnecessarily" before long skinny lots. Page 4, line 21 Replace second word ("it") with "mixed business district".

**David Bickford moved to approve the Minutes of June 2, 2009 as amended. Bob Craycraft seconded. No abstentions. Vote passed 5-0.**

**Stormwater Management:** Chair Orlowicz introduced Jennifer Viarengo of Appledore Engineering who filled in for Bradlee Mezquita. She provided an extensive overview of the Stormwater Management and Erosion Control Ordinance prepared by Appledore Engineering to assist us in our efforts to pull together and combine all stormwater standards into a single Stormwater Management Ordinance and a single section of the zoning ordinance devoted to Stormwater management.

This document is based on the New Hampshire State model and cites specific RSAs authorizing the planning board to develop this ordinance. The specifics of the plan

are taken from the Town of New Durham Ordinances and Site Plan and Subdivision Regulations. All references to stormwater control, riparian buffer zones, etc. were taken from the ND Master Plan. Ms. Viarengo feels New Durham has done a good job to date but we need to establish thresholds for stormwater management and erosion control which are in line with ongoing research. The thresholds listed in their proposed document are based on NHDES levels. She will look up specific references and provide them on return visit. There was discussion around the fact that Mr. Mezquita feels the levels of square footage set in New Durham's Subdivision Regulation and the Zoning and Land Use Ordinance requiring a Stormwater Management and Erosion and Sediment Control Plan developed by a licensed engineer may be too high. Ms. Viarengo stressed we do not need to adopt all suggestions. She will provide the Board a highlighted copy of recommended additions to our existing standards. There was discussion and clarification of post-development peak flow rates, runoff volumes, erosion controls, ground water recharge, and BMP plans and schedules.

A return visit was scheduled for July 24. Board members were asked to submit their questions/comments to Ms. Viarengo through David Allen by July 6 who will forward them to Appledore Engineering via e-mail. The updated document will be sent to us by week of July 13 to allow members time to review before return visit.

Chair Cathy Orlowicz called a 10 minute recess at 9:04. The Board reconvened at 9:13.

Minutes of April 21, 2009. **Motion to accept minutes for April 21, 2009 was made by Paul Raslavicus. Bob Craycraft seconded. Dot Veisel abstained as she was not present. Approved 4-0.**

Minutes of December 2, 2008. Board members made the following corrections:

Page 5, line 13. Change November to December

**Motion to accept minutes of December 2, 2008 as amended was made by David Bickford. Paul Raslavicus seconded. Dot Veisel abstained as she was not then on Planning Board. Approved 4-0.**

**Minutes of December 16, 2008. Motion to accept minutes was made by Bob Craycraft. Paul Raslavicus seconded. Dot Veisel abstained as she was not then on Planning Board. Approved 4-0.**

**Cronin Conditional Use permit: Correction of facts: Bob Craycraft moved to replace the words "Building Inspector" with "The Town Administrator, acting as the Code Enforcement Officer wrote a letter asking that the excavation be**

stopped because it was not properly permitted. The applicant ceased excavation.” Paul Raslavicus seconded. Motion passed as amended 5-0.

**Shorefront Protection Area:** Cathy Orlowicz distributed copies of A Comparison of State and Federal Definitions, size Limitations and Taxes applied to Manufactured Homes, Mobile Homes and Recreational Vehicles, Recreational Park Trailers, Travel Trailers, Fifth Wheel Trailers, Folding Camping Trailers, Truck Campers and Motor Homes to use as reference when drafting an amendment to the Shorefront Protection Ordinance. Scott Drummey questioned the intent of the amendment. Cathy explained amendment would replace language that was inadvertently taken out when the ordinance had been previously amended. Board members were asked to review handout before the next meeting.

**Parks and Recreation Space:** Cathy Orlowicz distributed a revision to the proposed regulation regarding the requirement for a developer to provide a space for recreation in any new subdivision or residential site plan (multiple units). There was discussion about whether the option to make a contribution by the developer to the Town of New Durham Recreation Land and Capital Fund, in lieu of providing land, discretionary or to give the Planning Board authority over this decision. Discussion followed about the size of space to be allotted for recreation in any new subdivision. It was noted that Exeter NH’s Master Plan defines the space to allotted as 27 acres for every 1,000 people. Scott Drummey volunteered to devise a formula which could be use by New Durham to determine recreational space requirements. There was a brief discussion about kinds of “recreational uses” could be employed, such as pocket parks, walking/biking trails, open land with picnicking facilities, etc. Discussion will continue next meeting.

**Impact Fee Report:** The report from Bruce Mayberry was not available for this session. Art Capello, Code Enforcement Officer for New Durham, expressed the opinion that threshold for impact fee should be within a range of 150 to 200 square feet. He feels this space allows for a bedroom and bathroom. Art noted code requires a minimum of seventy square feet for a bedroom. Board will continue this discussion after review of Mayberry’s report.

**New/Old Business:** Reminder that site walk is on June 20, at 9:00 AM at the McKay Gravel Pit. The next meeting is at the New Durham Library on July 7, 2009.

**Adjourn:** Bob Craycraft made a motion to adjourn the meeting at 10:10. Paul Raslavicus seconded. Motion passed 5-0.

Respectfully submitted,

Dorothy L Veisel, Planning Board member

Minutes Approved as Amended on July 7, 2009