

MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 15, 2009

Chairperson Cathy Orlowicz called the meeting to order at 7:00 PM.

Roll Call: Cathy Orlowicz (Chair), Dot Veisel, Paul Raslavicus (at 7:06 PM), Scott Drummey, Bob Craycraft (Vice-Chair, at 7:12 PM), David Bickford (Selectmen's Rep).

Others Present:

Public Input: Chair Cathy Orlowicz asked if there was any public input. There was none.

McKay Excavation Permit: Chair Orlowicz asked Scott Drummey to sit for Paul Raslavicus who was not yet present. Mr. Raslavicus arrived at 7:06 PM. Chair Orlowicz asked Mr. Drummey to sit for Bob Craycraft who was not present yet. Bob Craycraft arrived at 7:12 PM and took his place on the Board. Mr. Drummey returned to his position as alternate.

Ms. Orlowicz explained that the Planning Board had voted a two year Excavation Permit Renewal for Mr. McKay at its July 21 meeting. The renewal was effective on June 26, 2009, the date at which the previous permit had expired, and would last for two years from that date until June 26, 2011.

Since then, the Board has learned that state law does not allow for permit renewals, only new permits. She suggested that the Board should undo its decision of July 21 and issue a new decision for a new permit expiring at a specified date. This would bring the permit, the town, and the excavation operation all into compliance with state law. Scott Drummey suggested that the Board also change the expiration date from June 26, 2011 to July 21, 2011 to match the date of decision.

Paul Raslavicus moved to replace the Planning Board decision of July 21, 2009 regarding the McKay Excavation Permit with the following: to approve an Excavation Permit for Map 21, Lots 44 & 45 with the same provisions as previous town and state permits. This permit will expire on July 21, 2011. Dot Veisel seconded. David Bickford abstained at the request of an abutter. Approved by a vote of 4-0.

Minutes of September 1, 2009. Board members made the following corrections:

Page 1, Introduction of Potential Alternate: should read a “4-year resident”

Same, 4th sentence: Strike the 4th sentence and replace it with “Board members have agreed in the past to wait a period of two weeks before taking any action on potential new members or alternates.”

Bob Craycraft moved to accept the minutes of September 1, 2009 as amended. Dot Veisel seconded. Approved unanimously with no abstentions.

Minutes of September 9, 2009: Board members made the following corrections:

3rd paragraph: Insert “, about 200’-300’ from the edge of the active pit,”

Paul Raslavicus moved to accept the minutes of September 9, 2009 as amended. Dot Veisel seconded. Bob Craycraft and Scott Drummey abstained as they were not present at the site walk. Approved by a 3-0 vote.

Alternate Member of Planning Board: Bob Craycraft moved to appoint Jeff Kratovil as an alternate member of the New Durham Planning Board through Town Meeting, 2012. Dot Veisel seconded. Approved unanimously with no abstentions.

Town Center Zoning District: David Allen distributed a questionnaire to Board members regarding frontage requirements and potential restriction of trailer homes in a Town Center District.

Mr. Allen tallied the responses and reported them to the Board as follows: 5 persons in favor of restrictions, and 2 against restrictions. 3 persons suggested restricting trailer homes. Other individual comments were in favor of restricting multi-family housing, establishing housing performance standards, and limiting housing to 1 ½ or 2 stories.

Mr. Allen said he thinks these results represent tentative agreement to prohibit trailer homes from the Town Center district, and the Board should move forward with that plan, subject to later review.

He also reported that 4 people wanted a frontage requirement less than the current 150’ and greater than the 75’ that was written in last year’s proposed ordinance. There were 2 in favor of the current 150’, and 1 in favor of staying with last year’s proposal of 75’. 3 said they could “live with” 75’, 4 with 90’, 5 with 100’, 4 with 120’, 3 with 135’ and 5 with 150’.

Scott Drummey said he would read those results as narrowing down the frontage requirement to somewhere between 90' and 120'. Others agreed with his comment as the framework for moving forward.

Workforce Housing: Mr. Allen distributed a second questionnaire regarding setbacks for multi-family housing from the road and property line, and changing the "mother in law" apartment to an "accessory apartment".

5 persons were in favor of changing to an "accessory apartment" and 1 was opposed. 2 of the five in favor indicated their "yes" was contingent upon some limitations such as keeping current size and number of bedroom restrictions for such apartments.

3 persons were in favor of changing the road setback for multi-family homes from the current 300' to 30' for a 2-3 family structure and 40' for a 4-6 family structure. 1 favored 20' for 1 family plus 10' for each additional family unit. 1 favored 20' plus 5' for each additional family unit.

3 persons were in favor of changing the property line setback from 100' to 25' for 2-3 family and 35' for 4-6 family. 2 favored changing to 15' plus 10' for each additional family unit.

Mr. Allen suggested moving ahead with these 3 guidelines as the framework for the Workforce Housing Amendment. Board members agreed. He asked Board members if they felt this approach was helpful and he should use it again. The Board agreed by consensus.

Stormwater Management Ordinance: The Board reviewed the outline for framing the Stormwater Management Ordinance that Mr. Allen had prepared. They accepted it by consensus. Mr. Allen will prepare a next step using this framework.

Excavation Permit Format: The Board reviewed a proposed format for an Excavation Permit. Members made several suggestions for changes. **Paul Raslavicus moved to approve the Excavation Permit format as amended in the board discussion. Dot Veisel seconded. Approved by a 5-0 vote.**

Budget: Board members agreed to request \$1500 toward the cost of a Natural Resource Inventory (to combine with the same amount from the Conservation Commission budget; \$1,000 for work on regulations; \$2500 for an engineering feasibility study of the Mill Road lots as a business park; and \$2,000 toward the future costs of the next Master Plan revision.

Excavation Regulations: Mr. Allen will prepare a draft for discussion at the October 22 Board meeting.

**Paul Raslavicus moved to adjourn at 10:06 PM. Dot Veisel seconded.
Approved unanimously with no abstentions.**

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Town of New Durham