

MINUTES

NEW DURHAM PLANNING BOARD

MARCH 6, 2007

A video recording of this meeting is on file with Office of Town Clerk. It is available for public viewing during normal business hours, and will be retained in accordance with the New Hampshire Municipal Records Board rules established under RSA 33-A:4, or for a minimum of 24 months.

Acting Chair David Lindberg called the meeting to order at 7:12 PM.

Roll Call: Ron Gehl (Selectmen's Representative), Cathy Orlowicz (Alternate), David Lindberg, Mike Clarke **Excused:** Bob Craycraft (Chair), Donald Voltz (Vice-Chair), George Gale (Alternate), **Unexcused:** Christopher LaPierre (Alternate)

Public Input: Acting Chair Lindberg asked if there was any public input. There was none.

Home Occupation Application: Amy Lee Smith. Amy Smith described her request for a Home Occupation Permit. She currently works in a hair salon in rented space in Farmington. She and her husband are completing construction of a new home. She wants to move her hair business to the new house. The house was designed so that it could accommodate the business.

Board members asked a number of questions about business hours, additional employees, parking, house access, number of customers and septic. David Lindberg told the board he had been in the house doing building inspections and that the space was adequate for the business.

Ron Gehl moved to grant a conditional use home occupation permit for a hair salon to be operated by Amy Lee Smith at 43 Chamberlin Way in New Durham, subject to the filing of a parking plan for customer parking. Mike Clarke seconded. Unanimous with Cathy Orlowicz sitting for Don Voltz.

Conceptual Discussion: Tom Delong re potential 3 lot subdivision. Mr. Delong introduced Ernie Vachon as his business partner. They co-own a 20 acre lot on Quaker Road and are interested in doing a 3 or 4-lot subdivision. They are not sure if there will be adequate upland space and road frontage for the 4th lot.

Mr. Delong showed a preliminary sketch of his plans to the Board. He asked questions about the current use penalty and the subdivision process. Cathy Orlowicz noted that she is good friends with Ernie Vachon and she does not believe the friendship

PLANNING BOARD DRAFT
MINUTES OF JUNE 20, 2006

creates a conflict of interest but she would recuse herself if anyone felt the need. Mr. Delong noted that Don Voltz had had some involvement in the subdivision process. Delong said he would submit formal plans in a month or two.

Conceptual Discussion: Cherine Swett re: Canine Day Care, Kennel & Pet Supply business: Nathan Fogg of Land Tech Survey introduced himself as representative of Mr. & Mrs. Swett. There is a barn on the property which the applicants proposed to make into a facility for day care and overnight. They are planning to house about 15 dogs at one time. There is adequate parking, the nearest residence is 300 feet from their property line, and all activity would be in the behind the house and away from the street and front of the lot. They plan to surround the area with a stockade fence which will muffle some of the noise. Dogs will not be left alone but will have a person with them at all times. Mrs. Swett said this would eliminate most barking by the dogs.

The Swetts have filed an application for a Special Exception for a commercial operation with the New Durham Zoning Board of Adjustment.

Board members noted some questions they would want answers for in a formal application, including night lighting for parking, handling of waster, noise, potential impact on the neighborhood, and the relationship of the proposed business to the town Master Plan.

New/Old Business: Vision Statement. David Allen asked the Board for feedback on the work he had done on a vision statement. Board members distinguished the terms “sense of community” and “small town atmosphere”, saying that the first was about the feel of the town, and the second was about the look. They said the “business environment” had to do with encouraging existing and new small businesses as long as they were not big box stores or strip malls. The term “economic and fiscal viability” signifies increasing and diversifying the tax base of the town and managing town finances so that residents are not overtaxed.

New/Old Business: Zoning Ordinance. Allen walked the Board through sections 1, 2, and 3 of the master plan and asked Board members to identify those words, ideas, and sections in the plan which would provide guidance to the Board in establishing zoning districts. Board members reiterated the importance of the Zoning Districts helping to attract business and protect natural resources. Ron Gehl noted that they should also support the ideas of “town character and appearance” referred to in the vision statement. Allen noted there were several references in the

PLANNING BOARD DRAFT
MINUTES OF JUNE 20, 2006

plan to the "Natural Resources Inventory" as an important guide in land protection and therefore in zoning. Allen agreed to identify and pull together the work done to date for the NRI. Board members also noted that the master plan proposed both a Town Center concept in the area of Town Hall and more dense housing; and neighborhood centers in half a dozen parts of town where there currently exist clusters of homes or where such clusters might develop in the future.

Representatives to the Strafford Regional Planning Council: Allen shared a letter from the SRPC requesting the town appoint two members to the council. Ron Gehl said he felt the SRPC records were inaccurate and that he still is a representative. The second person who represented New Durham, Blake Cullimore, is no longer a resident of the town. The Board asked Allen to check the Selectmen's minutes in early 2005 to find the precise time that Gehl was appointed, and Board members said they would try to think of other potential candidates for the role.

Approval of February 20 Planning Board minutes. David Lindberg moved to accept the minutes of February 20 Planning Board with any minor amendments that might be noticed by Chair Bob Craycraft who was not at the meeting. Mike Clarke seconded. Ron Gehl abstained as he was not at the meeting on the 20th. Unanimous.

Ron Gehl reported that the Board of Selectmen had chosen to have CMA engineers represent the interests of the town in providing 3rd party review of large subdivision applications. They had also explored using Rockingham County Conservation District for this purpose. They felt RCCD had strong professional expertise but were concerned that the District did not want to have its staff present at Planning Board meetings.

Mr. Gehl expressed gratitude and appreciation to David Lindberg for his many years of service on the Planning Board. He noted that Lindberg was not seeking re-election to his position on the Board.

Cathy Orlowicz moved to adjourn at 9:11 PM. Mike Clarke seconded. Unanimous.

Respectfully submitted,

David Allen

Land Use Administrator