

DRAFT MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 11, 2007

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

Roll Call: Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), Peter Rhoades (Selectmen's Representative). **Excused Absences:** Duane Armstrong, Donald Voltz, and Paul Raslavicus **Unexcused Absences:** Christopher LaPierre, (Alternate), Paul Gelinis, Jr. (Alternate)

Others Present: Mike Gelinis, David Bickford, Bob Snow

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

Recreational Vehicles: Bob Snow was present to speak with the Board about Recreational Vehicles. He said he was preparing information for the Board to help it address the issue. Chair Orlowicz said the question would be on the agenda for the September 18 workshop meeting of the Board.

SRPC Contract: Julie LaBranche gave the board a revised scope of work for working with New Durham on zoning ordinances.

Peter Rhoades moved to approve the service agreement between the Town of New Durham and the Strafford Regional Planning Commission for the development of zoning ordinances. Bob Craycraft seconded.

Julie LaBranche said she felt the time was getting short for doing both conservation overlay district and as many as three different business/commercial districts. After discussion the Board agreed to focus on the Conservation Overlay district for Town Meeting 2008 and then continue work to develop the business districts.

Peter Rhoades moved to amend the motion to extend the contract to June 30, 2008 with the initial focus on the Conservation Overlay District. Bob Craycraft seconded. Unanimous with no abstentions.

The Board then voted unanimously with no abstentions to approve the original motion as amended.

Conservation Overlay District: David Allen presented a list of resources for protection that Board members had discussed or suggested in earlier conversations. The Board members and members of the public who were present each identified the 5 resources they felt it was most important to protect. The results:

Resource	Votes
Agricultural Land	4B*
Forested Areas	2B, 2P
Merrymeeting Lake Watershed	2B, 1P
Core Conservation Areas	2B
Supporting Conservation Areas	2B
Recreational Trail Corridors	1B, 1P
Night Sky	1B
Cocheco, Hayes, Ela & Mad River Watersheds	1B
Steep Slopes	1P
Wildlife Habitat	1P
View sheds	1P
Large Unfragmented Space	
Mountain Tops	
*2B,2P means 2 board votes and 2 public votes	

There was discussion about how to protect the various kinds of resources. Julie LaBranche told the Board that SRPC could generate maps which would show locations for the different kinds of resources.

Open Space Conservation Subdivision Ordinance: Mike Gelinas told the Board he believed it would be within the law for the protected open space in a conservation subdivision to be managed by a private individual or company. He offered to bring additional information for the Board to consider.

Subdivision Checklist: Board members made several edits to the draft from Mr. Allen. **Bob Craycraft moved to approve the Subdivision Checklist as amended. Peter Rhoades seconded. Unanimous with no abstentions.**

Tax Maps: David Allen recommended to the Board that they commit \$2,000 to pay Cartographics, Inc. to digitize all survey plats that the Town has at a cost of \$3 per plat. He said Cartographics will need to take possession of the plats for the work it is doing to revise, update, and digitize the tax maps, and they will need to hold on to them for as much as a year. Digitizing will ensure that the information is available at Town Hall for the Planning Board and members of the public. Allen said the money would come from the unexpended funds in the contract services line item.

Bob Craycraft moved to spend up to \$2,000 for Cartographics, Inc. to digitize the town's survey plats. Peter Rhoades seconded. Unanimous with no abstentions.

Site Walk: Planning Board members are invited to join the Board of Selectmen on a site walk on the road known as "Chuck E. McKay Sandpit Road". There is a dispute about who has access to use the road. The site walk will be September 22 at 8 AM.

Conservation Tags: Bob Craycraft shared a sample conservation tag with the Board. David Allen will work to get some made for New Durham.

Bob Craycraft said he had talked with two individuals who are willing to share their expertise with the Planning Board. Phil Auger is a forestry expert. The second person is the chair of the Middleton Planning Board. There was consensus to invite them to a meeting toward the end of October.

Teamwork workshop: Cathy Orlowicz said she wanted to wait until more board members were present to reschedule the teamwork workshop.

Minutes: Bob Craycraft moved to approve the minutes of the June 16 site walk as amended. Peter Rhoades seconded. Unanimous with no abstentions.

Adjourn: Bob Craycraft moved to adjourn at 10:17 PM. Peter Rhoades seconded. Unanimous.

Respectfully submitted,

David Allen