

# DRAFT MINUTES

## NEW DURHAM PLANNING BOARD

### OCTOBER 9, 2007

Chairperson Cathy Orlowicz called the meeting to order at 7:04 PM.

**Roll Call:** Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), Don Voltz, Paul Raslavicus (Alternate), **Excused Absence:** Peter Rhoades (Selectmen's Representative) **Unexcused Absence:** Christopher LaPierre (Alternate), Duane Armstrong, George Gale (Alternate), Paul Gelin, Jr. (Alternate)

**Others Present:** Bryan Walker, Mike Gelin, David Bickford

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

**Kodiak:** Cathy Orlowicz passed the chair to Bob Craycraft for this agenda item, and stepped down as an abutter. Don Voltz also stepped down to represent the applicant. Bob Craycraft noted that only he and Paul Raslavicus were present for this agenda item so it lacked a quorum and they could not do business. The Board needs to formally vote to extend the deadline for completing the review of this subdivision because the applicant is not ready with the next stage of plans and has requested an extension until the November 6 Board meeting.

Ms. Orlowicz returned to the Board and resumed the chair. Mr. Voltz also returned.

**Recreational Vehicles:** Chair Orlowicz reminded the board that at the end of its last discussion there seemed to be a consensus to ban the use of Recreational Vehicles as a dwelling unit in the Shore Front Zone.

Brian Walker told the Board that he and his wife have been living in a "Motor Home" for 7 years. They travel around the country during 3 seasons and spend the summer in New Durham with their daughter and son in law. He reminded the Board that this issue gained attention because of a single family misusing their RV and being a public nuisance. He strongly urged the board not to restrict the rights of the majority of law abiding and respectful RV users on account of a single problem.

Bob Craycraft asked Mr. Walker if he had seen local ordinances that worked, or if he knew of any resources the Board could draw on. Cathy Orlowicz asked if he knew of

any websites they might access for assistance. Mr. Walker promised to provide the Board with some information.

Don Voltz said it seemed to him there were two parts of the issue: 1) is storing an RV a problem, and 2) what kind of problems are created when people live in an RV. Cathy Orlowicz referred to the Town Noise Ordinance which addresses the kind of noise that was part of last summer's problem, but everyone agreed it was very difficult to enforce.

David Allen suggested it might be helpful to do an information sheet that pulled together in one place all the rules and ordinances that do related to RV's and trailers. He also suggested asking the ZBA for their thoughts. He will ask them at their meeting on October 10.

**Forestry:** Mike Gelinas shared two specific suggestions with the Board for changes to existing ordinances that would provide additional protection for forestry activities in the town.

The first suggestion is to change Section xxx of the Open Space Conservation Subdivision Ordinance by changing the order of the existing wording so that it reads.....This would make continuation of existing forestry, agriculture and recreation the presumed policy, but still leave the Planning Board the authority to adjust it if necessary.

The second suggestion is to change Section xxxx to include private property owners as potential owners and managers of the protected open space of a Conservation subdivision.

**Impact Fee:** David Allen suggested that the Board move expeditiously to hold a public hearing on the proposed Impact Fee Ordinance as soon as it is reviewed by Town Counsel. He suggested October 30 as a target date. Bob Craycraft drew the Board's attention to the minutes of the September x meeting when the Board last met with Mr. Bruce Mayberry. The minutes state that "The Board agreed by consensus to schedule a public hearing on the draft ordinance as soon as it is approved by Town Counsel."

Don Voltz said he believes there is a date before which recommendations to Town meeting cannot be made and this proposal might be too early. The Board asked Mr. Allen to check all issues with Town Counsel.

**Letter to Absent Board Members:** Cathy Orlowicz reminded the Board and Mr. Allen of the plan to mail letters to Board members who have had three or more unexcused absences during calendar 2007. She noted that the Board's inability to muster a quorum on the Kodiak application for the second meeting in a row could cause a problem.

**Minutes:** Ms. Orlowicz noted there was not enough time to start and complete a new agenda item before 10 PM and she would hold review of the October 2 minutes until the next meeting on October 16.

**Adjourn:** Don Voltz moved to adjourn at 9:57 PM. Bob Craycraft seconded.  
Unanimous.

Respectfully submitted,

David Allen  
Land Use Administrative Assistant