

# DRAFT MINUTES

## NEW DURHAM PLANNING BOARD

### OCTOBER 23, 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 Absence:** Don Voltz, Paul Raslavicus (Alternate) **Unexcused Absence:** Christopher LaPierre (Alternate), Duane Armstrong, George Gale (Alternate), Paul Gelinis, Jr. (Alternate)

**Others Present:** Julie LaBranche, Mike Gelinis, David Bickford, Dennis Gagne

**Public Input:** Chair Cathy Orlowicz asked if there was any public input. John Gazette, resident, asked if he could speak to the Red Oak Ridge subdivision because he will be out of town on November 6. Chair Orlowicz explained that an application to the Board can only be discussed at a meeting which has had proper public notice as described in New Hampshire Statutes. Since the subdivision was not noticed for this meeting, there could be no discussion. There was no other public input.

**Planning Board Membership:** Chair Cathy Orlowicz asked staffer David Allen if there had been any response from Board members or alternates to the letter that was sent out to those who have had 3 or more unexcused absences during the year. Allen reported two responses. Don Voltz had brought his postcard into the office and said that he wanted to continue on the Board and would be at the November 6 Board business meeting. Paul Gelinis, Jr. had sent in his postcard with his resignation from the board as an alternate.

Bob Craycraft moved that the Board reluctantly accept the resignation of Paul Gelinis, Jr. as an alternate. Peter Rhoades seconded. Unanimous.

**Conservation Overlay District Ordinance.** Julie LaBranche, Senior Planner with the Strafford Regional Planning Commission, continued working with the Board on a Conservation Overlay District Ordinance. She presented a map of the town that had been prepared by SRPC staff showing the locations of key natural resources the Board is working to protect, including steep slopes, Land Conservation Core areas,

Land Conservation Supporting Landscape, farm land, forests, unfragmented acreage.

Board members spent considerable time working with Ms. LaBranche to understand the meaning of the map and its significance. They then discussed specific resources and how they might protect them. They came to the following agreements:

**Steep Slopes:** Tentative agreement that building and perhaps some other activities should be prohibited throughout Town. Cathy Orlowicz wants to see some additional evidence of the impact before she can agree totally.

**Farm Lands:** Can best be protected within the framework of the Conservation Subdivision ordinance. It may need a little tweaking to clarify how the ordinance will apply so that it provides more protection.

**Land Conservation Core Areas:** Consensus that these areas are a high priority for additional protection. Steep slope protection will help these areas. Bob Craycraft noted that the Master Plan calls for lower densities in these areas. Agreement that Julie LaBranche will have SRPC prepare more detailed maps of the core areas.

**Forests & Unfragmented Areas:** Will discuss more in the future.

**Merrymeeting Lake Watershed:** There was agreement on the importance of protecting the watershed and particularly the need to prevent erosion that would damage water quality. Limitations on impermeable surface will be a significant factor.

**Issues and Questions Relating to Large Subdivisions:** The following items were identified:

- How does Class 6 road status impact subdivision decisions?
- To what extent can the Planning Board require improvements as a condition of approval?
- How does the Board decide if a proposal is scattered and premature? What is involved in addition to the Town's capacity to deliver services?
- Does the language of New Durham's Ordinance and the RSA's allow the Town to require a conceptual plan before a Design Review submission?
- What are the guidelines for recusal based on working on a project with a person who is also involved in this project?

There was discussion about inviting Town Counsel to sit with the Board at the first meeting. It was agreed to ask him to be present unless he felt there was a reason not to be.

**Minutes:** Chair Orlowicz suggested postponing the review of minutes until the

next meeting because of the late hour. There was no objection.

**Adjourn:** Peter Rhoades moved to adjourn at 9:58 PM. Bob Craycraft seconded.  
Unanimous.

Respectfully submitted,

David Allen  
Land Use Administrative Assistant