

DRAFT MINUTES

NEW DURHAM PLANNING BOARD

JUNE 19, 2007

Call to Order: Chairperson Cathy Orlowicz called the meeting to order at 6:36 PM.

Roll Call: Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), Peter Rhoades (Selectmen's Representative), Donald Voltz, George Gale (Alternate), Paul Raslavicus (Alternate) **Unexcused:** Christopher LaPierre

Others Present: Paddy McHale, Paul Gelinias, Jr., Thomas Beeler

Public Input: Cathy Orlowicz asked if there was any one in the audience who wanted to give public input on an issue that was not on the agenda. Paddy McHale, 104 Old Bay Road asked to speak in relationship to the Capital Impact Plan Subcommittee and the urgency of having a representative from the Planning Board. His prepared statement is attached.

Paul Gelinias, Jr. also asked to speak. He presented materials that the Planning Board had required related to the McKay excavation permit application.

Appointment to Fill Vacancy: Chair Orlowicz asked if there was any objection to moving the appointment to fill the Planning Board vacancy from the end of the evening's agenda to the start. There was no objection. Ms. Orlowicz introduced Mr. Gelinias as a candidate for appointment. She pointed out his past experience on the Planning Board, Zoning Board of Adjustment and Board of Selectmen.

Bob Craycraft asked her to read the letter from Christopher LaPierre into the record. (to be attached). Chair Orlowicz read the letter.

George Gale asked Ms. Orlowicz to correct what he perceived as misquotes of his statements. Chair Orlowicz denied she had misquoted him.

Cathy Orlowicz nominated Paul Gelinias, Jr. as a full member of the Planning Board to fill the position created by the resignation of Mike Clarke. Don Voltz asked Mr. Gelinias if he was open to serve. Gelinias said he was willing to serve until Town Meeting 2008 could elect a candidate to fill the position. Don Voltz seconded the nomination.

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Bob Craycraft asked Mr. Gelinas how he would handle a situation in which an application which he had helped prepare came before the board. Gelinas said he was involved with the Kodiak and McKay applications currently before the Board and would recuse himself from those applications.

Mr. Gelinas said he had no personal reservations about George Gale serving on the Planning Board, but since the Board was deadlocked he would be willing to serve if it helped the Board.

George Gale spoke highly of Mr. Gelinas and pointed out that he felt there was an inherent conflict of interest of anyone who presented to the Board serving as a Board member. He said he had researched the subject and New Durham was one of only a handful of towns of similar size that allowed such dual service.

Paul Raslavicus said he had known Mr. Gelinas for some time and felt he had good qualifications to serve. Peter Rhoades asked Paul Gelinas if he would serve as an alternate. Gelinas said yes.

Chair Orlowicz called for a roll call vote:

Bob Craycraft	no
Peter Rhoades	no
Don Voltz	yes
Cathy Orlowicz	yes

Peter Rhoades moved appointment of Paul Gelinas as an alternate. Bob Craycraft seconded.

Bob Craycraft	yes
Peter Rhoades	yes
Don Voltz	yes
Cathy Orlowicz	yes

Zoning District Ordinance Work session: Julie LaBranche worked with the Board on the proposal for an ordinance to establish zoning districts in town beyond the single Recreational, Agriculture, Residential District.

There was considerable discussion about the idea of a **business or commercial district**. The Board looked at the location proposed by the Master Plan (north of Route 11 across from the intersection of Quaker Road and Route 11). Board members noted the fact the area is surrounded on several sides by sensitive wetlands,

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aquifer, and riparian corridor. Members liked the general location because of its proximity to Route 11. They discussed the need to define protections carefully and limit the type of business that could locate there to lower impact types. Don Voltz noted that the area was not yet developed which meant it could be set aside now without infringing on any existing property owners. The Board noted that the soil information for this area was incomplete.

The Board also looked at the section of Valley Road between Route 11 and Ridge Road. Don Voltz said he thought it would make a good area for mixed business services and residential. It too is easily accessible to Route 11. Voltz noted its proximity to sensitive areas and said that small business often has less septic demand than residential which would be a positive result of using this corridor.

Julie LaBranche asked the Board to consider the corridor on Old Bay Road between Depot Road and Davis Crossing Road as a potential for a town center type of development that could include recreational and cultural areas and tourism related small businesses.

Cathy Orłowicz felt there was potential for a business corridor along Ridge Top Road from Route 11 to Ridge Road. She also suggested that the section of Kings Highway that runs through the town had business or commercial potential.

The Board also discussed ways for increasing the protection of natural, historical, and cultural resources throughout the town. Bob Craycraft mentioned the importance of a Conservation Overlay District, or similar concept, that would be a way of codifying those protections. Julie LaBranche noted that the Board had already identified a number of types of resource for protection. Bob offered to begin putting the ideas the board had discussed into a useful format for an ordinance.

Board members asked Ms. LaBranche if SRPC could prepare enlarged maps of the sections of town under discussion. She noted the SRPC mapping person had a heavy workload and she would try her best to get those maps for the next Board workshop.

Subdivision Checklist: The Board reviewed the revised subdivision checklist prepared by David Allen that integrated items related to the Water Quality Ordinance into the checklist. Board members had several suggestions and asked to see a draft incorporating their new suggestions.

Subdivision Regulations: Don Voltz said he thought the draft revision to the Subdivision regulations was longer and less clear than the existing regulations and it would make the subdivision application process too cumbersome in many cases. David Allen asked the Board to focus on the concept of the applicant and board

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looking at the natural resources of the lot and identifying resources to protect before the applicant begins to design their development plan.

Mr. Voltz objected. He said he felt the job of the Planning Board was to ensure that the application as proposed by the developer met the rules and regulations of the Town. He said that Allen's suggestion that the Planning Board look at natural resources before the applicants begins his development plan would put the Board in the position of being the subdivision designer. He objected to references in the draft regulations to the Master Plan and noted that the Master Plan is not an ordinance.

Mr. Allen said he was suggesting that the Planning Board approach its job with a different perspective than what Don Voltz had described. He noted that the Master Plan is the guiding document for Town development and the plan which the Town has adopted very clearly sets forth a goal of gradual and responsible development within a framework of protecting the natural resources and the rural character of the town. He said his proposal simply carried that framework over into the subdivision process.

Bob Craycraft agreed that it would be helpful to require applicants with larger developments to discuss their plans with the board before filing a completed application, and that it would be very valuable to have as much natural resources information as possible at that point in the process. He said he thought that would fit better in the design review phase than the conceptual consultation phase. Cathy Orlowicz said she also felt there were times when applicants could appropriately be required to come to the board for a design review.

David Allen said he would try to find a better way to structure the discussion to help the Board sort out a decision on his proposal.

CIP Representative: Cathy Orlowicz asked if anyone was interested in volunteering to serve as the Planning Board representative to the Capital Improvements Subcommittee. Bob Craycraft volunteered. Cathy moved the Planning Board appoint Bob Craycraft to represent the Planning Board on the Capital Improvements Subcommittee. Don Voltz seconded. Unanimous.

School District Survey: Chair Orlowicz noted that the Governor Wentworth School district has asked members of the Planning Board to fill out a survey related to future planning for the district. She distributed copies of the survey and asked that they be returned to staff by Wednesday, June 27.

Next Board Meetings: The next business meeting of the Board will be Tuesday, July 10 because of the July 4 holiday. The Board workshop on July 17 will involved

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work on the Impact Fee Ordinance and the Recreational Vehicle Ordinance. David Allen informed the Board that Bob Snow had approached him and offered to help the Planning Board draft an ordinance for Town Meeting 2008. The Board scheduled a second workshop meeting for Tuesday, July 31 to continue work on the Zoning District ordinance(s).

Don Voltz moved adjournment at 10:47 PM. Peter Rhoades seconded. Unanimous.
Respectfully submitted,

David Allen
Land Use Administrative Assistant

A video recording of this meeting is on file with the 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.