

MINUTES

NEW DURHAM PLANNING BOARD

JULY 31, 2007

Chairperson Cathy Orlowicz called the meeting to order at 7:01 PM. She provided Skip Fadden with two copies of her tape of the June 5, 2007 meeting so that the last part of the meeting could be added to the archival tape of the meeting. Mr. Fadden had run out of tape because of the length of the meeting.

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

Unexcused Absence: Christopher LaPierre, (Alternate)

Others Present: Elizabeth Armstrong, Carl Woods, Katie Woods, Anne Zamzow, David Bickford, Thomas Beeler, Julie LaBranche, Bill Malay, Dennis Gagne, Mike Gelin

Swearing in of Duane Armstrong: Chair Orlowicz noted that the first order of business was the swearing in of Duane Armstrong. She asked Selectman Peter Rhoades to conduct the swearing in.

Mr. Rhoades moved to have the Planning Board go into non-public session under the conditions of RSA 91-A:3 II c. Bob Craycraft seconded.

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

Chair Orlowicz announced the vote was tied and therefore failed.

After asking questions of Mr. Armstrong on a number of issues, Peter Rhoades conducted the swearing in of Duane Armstrong as a regular member of the Planning Board until March, 2008.

Home Occupation Conceptual Discussion. Anne Zamzow discussed her plans to establish a home occupation at 19 Depot Road. She said the business would be educational in nature, possibly include retail and mail order services, and might

involve some overnight accommodations for customers. Don Voltz told Ms. Zamzow that if her application met the 12 standards identified in the application form she would most likely be approved.

Public Input: Chair Cathy Orlowicz asked if there was any public input. There was none. Ms. Orlowicz declared a 5 minute recess at 7:31 PM to give Julie LaBranche time to set up for the next agenda item.

Zoning Districts: Julie LaBranche, Senior Planner with the Strafford Regional Planning Commission continued her work with the Planning Board to develop an ordinance or ordinances to establish a Business/Commercial District and a Conservation Overlay District. She distributed a draft scope of work and budget for the Planning Board to review. She estimated 82 hours for the Business/Commercial District and 68 hours for the Conservation Overlay District. Much of the cost would be covered by several grants and contracts that the SRPC has already received or been promised so the total cost to the Town of New Durham will probably be between \$2,000 and \$4,000. In-kind contribution of Board members' professional expertise may cover some of the Town's responsibility. Ms. LaBranche told the Board that she would refine the scope of work and budget based on the Board discussion and on final details of the SRPC grants and contracts and develop it into a draft contract between the SRPC and the Town.

Ms. LaBranche presented an enlarged scale map of the Route 11-Old Bay Road section of town. Working with the map, Board members discussed potential locations for a business/commercial district and many related questions and issues. They identified 3 geographic locations they felt deserved further study: Valley Road between Route 11 and Ridge Road; two large lots immediately north of Route 11 and abutting the abandoned Mill Road; and the Town Center area including Old Bay Road from Old Route 11 to the Alton Town line, Depot Road, and the area south of the intersection of Route 11 and Depot Road/Ridge Road where Johnson's Restaurant is located. Each area would have a slightly different focus and some differences in restrictions and allowable uses.

The Board also reviewed an enlarged scale map of the Kings Highway corridor. There was discussion about commercial/business activity along that road and the board decided to focus its work at this time on the 3 areas identified above.

The Board asked Ms. LaBranche to draw potential boundaries on the map for each of the 3 geographic areas; and to draft a bulleted description of each of the 3 areas, identifying the potential uses and restrictions that Board members had discussed. This will be a working document that will help focus the Board's work on an ordinance. No decisions are implied—instead it will provide something for Board members to edit, enlarge, and reduce.

Ms. LaBranche reviewed the concept for a Conservation Overlay District. Bill Malay, a member of the Town of New Durham Conservation Commission described the work the Conservation Commission is doing to protect many acres in town and preserve the areas as undeveloped field and forest. He described the unique natural resources in these areas. David Allen emphasized the benefit of the Planning Board and Conservation Commission working in different ways for the same goals.

The board discussed steep slopes, unfragmented lands, significant or endangered wildlife habitat, wildlife corridors, rare species, viewsheds, timberland, watersheds and core conservation areas and other items as resources that might be protected. Ms. LaBranche explained the concept of core conservation areas as geographic areas where many important resources overlap, and also described the importance of protecting some of the surrounding geography as buffer for the core areas.

Board members agreed that they would make a list of their priority resources for protection and inclusion in the overlay district and email it to David Allen. These suggestions will be compiled and used at the next zoning district workshop as the basis for the conservation overlay ordinance.

Mike Gelinas spoke of the importance of protecting timber and agriculture as industries and sources of employment in New Durham. Ms. LaBranche noted that both timber and agriculture had special protections in state RSA. She will provide information to the board on how these protections affect the development of Town ordinances.

Julie LaBranche distributed copies of the model Conservation Overlay District Ordinance that was developed by the Coastal Watershed Protection Project, and described key concepts in the model ordinance. She said she had begun annotating the model to reflect the issues and unique circumstances the New Durham Planning Board has been discussing. She will send this to Mr. Allen for distribution to the Board in advance of the next workshop meeting.

The Board agreed to schedule its next workshop session with Ms. LaBranche for September 18.

Minutes: Don Voltz moved to table the minutes of April 17 to the next Board meeting so Board members could have a chance to review them. Peter Rhoades seconded. Duane Armstrong abstained. Unanimous.

Don Voltz moved to table the minutes of the June 16 site walk because it was missing from the Board Packet. Peter Rhoades seconded. Duane Armstrong abstained. Unanimous.

Don Voltz moved to approve the minutes of July 10 as amended. Peter Rhoades seconded. Duane Armstrong abstained. Unanimous.

Bob Craycraft moved to approve the minutes of July 17 as amended. Don Voltz seconded. Duane Armstrong abstained. Unanimous.

Regional Impact Subdivision: Cathy Orlowicz read into the record a letter from the Town of Alton notifying the Planning Board of a proposed subdivision abutting the New Durham Town Line. Don Voltz volunteered to pick up a copy from the Alton Town Hall so it could be distributed to Board members for review, and the Planning Board could give formal comment to Alton.

Other Business: Paul Gelinas, Jr. brought the Board's attention to an error on page 29 of the printed copy of the New Durham Zoning Ordinance. David Allen will identify the missing part of the sentence and make the correction.

Paul Raslavicus noted that the Shore front protection section of the Zoning Ordinance prohibits trailers in the Shore Front Zone. He asked why additional action was needed as requested by Mr. Snow at the last meeting. Board members reviewed the ordinance and noted that the definition of "trailer" did not include recreational vehicles.

Cathy Orlowicz reviewed the mail.

Don Voltz moved to adjourn at 10:20 PM. Peter Rhoades seconded. Unanimous.

Respectfully submitted,

David Allen

Minutes Approved September 18, 2007