
MINUTES

NEW DURHAM PLANNING BOARD

FEBRUARY 2, 2010

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

Roll Call: Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), Dot Veisel, David Bickford (Selectman's Representative), Paul Raslavicus, Scott Drummey (Alternate), Jeff Kratovil (Alternate)

Others Present: Ryan Noonan, Susan Raslavicus

Public Input: Chair Cathy Orlowicz asked if there was any public input. Susan Raslavicus asked to speak. She said she was sorry to see Cathy Orlowicz leaving the Planning Board, and she thanked her for her service, leadership, and fairness.

Minutes of 12/15/2009: Board members made the following corrections:

Add Nicholas Bickford, Meghan Bickford, and Ezra Bickford to the list of others present.

Page 4, last paragraph, insert the following before "Other": "Paul Raslavicus said that the Board had agreed to have the first 1200' included. He said that the included area within this lot would result, if subdivided, in about six 60,000 square foot lots which would greatly expand acreage available for business development in the town Center, and may enhance the value of this property to the owners. David Allen stated that exclusion of this lot in the middle of the zoning district could be considered spot zoning."

Page 5, first paragraph, first sentence: Correct to read "the section of Map 10, Lot 63 nearest to the road should be included".

Page 5, 4th paragraph, 2nd sentence: Strike "the" following "They".

Bob Craycraft moved to accept the minutes of December 15, 2009 as amended. Dot Veisel seconded. Approved unanimously with no abstentions.

Minutes of 1/5/2010: Board members made the following corrections:

Page 2, 5th paragraph, 2nd sentence: Correct RSA reference to read "RSA 21:34-a

Bob Craycraft moved to accept the minutes of January 5, 2010 as amended. Paul Raslavicus seconded. Approved unanimously with no abstentions.

Minutes of January 19, 2010: Board members made the following corrections:

Page 1, 2nd paragraph under “Storm water Management Ordinance”: change “Janet” to “Jennifer” Viarengo.

Page 1, 2nd to last paragraph: change the word “protect” to “exempt”, and add the words “from the ordinance” to the end of the sentence.

Bob Craycraft moved to accept the minutes of January 19, 2010 as amended. Dot Veisel seconded. Paul Raslavicus abstained as he was not present at the meeting. Approved unanimously.

Excavation Regulations: The Board discussed potential revisions to the Excavation Regulations to bring them in line with state law and to provide more information to the Board in making a decision. The following changes were suggested:

- Change Section IV.A. to be clear that permits cannot be renewed. Each time before the Board is a new permit, and all permits must show an expiration date.
- The application fee should be increased to the \$50 maximum allowed by law, and advertising, mailing, and other costs to the town should be added.
- Add a paragraph documenting the Town’s authority to issue regulations.
- Add a paragraph describing the purpose and scope of the regulations.
- Add a list of definitions.
- Add a checklist for guidance to applicants in what they need to submit.
- Extend the period of the permit from 2 years to 3 or 4 and require an inspection visit by the Code Enforcement Officer midway through the permit to check for any concerns. Be sure to specify authority of CEO for this purpose.
- Collect more information from the applicant regarding recovery of the land, including planned grades, type of soil, and type of vegetation.
- Clarify how the Steep Slopes ordinance applies to excavation pits. Scott Drummey suggested that as long as all drainage is contained within the pit the Steep Slope requirements do not need to be applied. Cathy Orlowicz agreed and said she felt the same about the Stormwater Management ordinance if it is passed at Town Meeting.
- Spell out the permitted weight of excavation trucks on Class V and Class VI roads. Check with Road Agent if he has concerns to address.

- Clarify if Town of New Durham and Town of Middleton Excavation pits are exempt from permitting.
- Clarify how to calculate amount of bond.
- Clarify how Excavation RSAs relate to Gravel Quarry RSAs.

Dot Veisel agreed to work on a checklist and purpose statement. Bob Craycraft said he would try to come up with guidance on bonding. Scott Drummey agreed to work on definitions. Jeff Kratovil said he would consider the question of the duration of a permit. Paul Raslavicus agreed to identify additional application requirements that might be needed.

Rules of Procedure: Chair Cathy Orlowicz noted that she had asked Board members to review the Rules of Procedure to see if there were any items that Board members felt needed updating. She suggested x items for revision:

- Section V.E. should clarify that a letter to a Board member who has missed several meetings should specifically note the number of meetings the member has missed;
- Section VIII.G. has the wrong reference. It should be “B.3”.
- Section XVIII should clarify that ultimate hiring authority is with the Board of Selectmen.
- Section XIX.F replace the word “furnished” to “distributed”

There were no additional suggestions for changes. Chair Orlowicz opened the issue to public hearing and noted that no members of the public were present. She said the Board could vote on the changes at its next meeting.

Water Quality: Bob Craycraft said he would like to invite Don Kretchmer to talk with the Board about water quality. Mr. Kretchmer is an expert in this area. Board members agreed by consensus. Bob will follow up and schedule him.

Septic Loading and Soil Based Lot Sizing: Mr. Craycraft noted that there had been considerable discussion among Board members about this issue, particularly in regard to lot sizes in the Town Center district. Several people had suggested Sid Pilgrim as a speaker on the subject, but Mr. Pilgrim is retired and referred Bob to James Gove. There was discussion about the fact that Mr. Gove had represented an applicant before the Board and might again at some point in the future. The consensus of board members was comfortable with inviting him if it could be co-sponsored by the Conservation Commission and set up as a public forum. Mr. Craycraft will follow up.

**Adjourn: Bob Craycraft moved to adjourn at 9:04 PM. Dot Veisel seconded.
Approved unanimously with no abstentions.**

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes approved as amended, February 16, 2010