

MINUTES

NEW DURHAM PLANNING BOARD

MAY 18, 2010

Vice-Chairperson Bob Craycraft called the meeting to order at 7:04 PM.

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

Excused Absence: Paul Raslavicus (Chair)

Others Present: Arthur Capello, Scott Lehner

Public Input: Vice-Chair Bob Craycraft asked if there was any public input.

Code Enforcement Office Arthur Capello reported on two issues the Board had asked him to investigate. He visited the Flight Deck site of the proposed gas station and convenience store and looked at the abandoned building for any structural concerns. He said that aside from the small chimney which the owner has already agreed to remove, the building is structurally sound and he sees no need for any further action at this time.

He also reported that he had made a few visits to the Babb Excavation Pit and that Mr. Babb is continuing to clean up the pit and no excavation is active.

Scott Lehner, Conceptual Consultation: Mr. Lehner asked the Planning Board for guidance and advice in regard to his desire to subdivide his lot at 69 Copple Crown Road. The lot, 205-001, has approximately 1800 feet of frontage on the Class 6 portion of Copple Crown Road, and contains approximately 106 acres of land. The Town maintained section of the road ends approximately 1100 feet before his driveway. In order to get a building permit he upgraded that section of Copple Crown road and keeps it maintained. He would like to divide the lot into two lots, with a property line perpendicular to the road in the middle of the lot. The current driveway which goes to the house that would be on the second lot would continue to serve both lots.

Bob Craycraft pointed out that, in order to subdivide, the Zoning Ordinance requires a certain number of feet of frontage on a Class V road built to Town standards, i.e. paved.

Driveway Regulations: Board members briefly discussed the proposed changes. Acting Chair Bob Craycraft opened the issue for public hearing at 7:43 PM. There were no comments. He closed the public hearing at 7:44 PM.

Mr. Craycraft asked Jeff Kratovil to sit for Paul Raslavicus for the vote on this issue.

Scott Drummey moved to approve proposed changes to the New Durham Driveway Regulations that clarify that the Road Agent must approve a driveway completed to specifications before a certificate of occupancy can be issued for a particular site; and establishing an explicit process for amending the Driveway Regulations. Dot Veisel seconded. Jeff Kratovil abstained. The changes were approved by a vote of 4-0.

Minutes of 5/4/2010: Scott Drummey moved to approve the minutes of May 4, 2010 as presented. David Bickford seconded. Jeff Kratovil abstained as he was not present at the meeting. Approved 4-0.

Grant Application: Bob Craycraft explained the process for applying for a grant to help the town complete its Natural Resources Inventory. The grant would be for in-kind services, not cash. It will be submitted to the PREP. He noted that the Conservation Commission had already endorsed the grant proposal, and it would be helpful and appropriate for the Planning Board to do the same.

Scott Drummey moved that the Planning Board endorse application to the PREP for technical services to complete a Natural Resource Inventory in cooperation with the New Durham Conservation Commission. Dot Veisel seconded. Bob Craycraft abstained as he prepared the proposal. Approved 4-0.

DES Integrated Permitting Initiative: Bob Craycraft gave a brief summary of the DES Integrated Permitting Initiative. Many developments require several different permits, and the purpose of this project is to try to streamline the process for those applicants. In order to help streamline, the applicant will need to agree to meet more detailed requirements and provide more detailed information earlier in the process. Both Bob and David Allen have notified DES that New Durham is interested in participating.

OEP Conference Reports: Dot Veisel and Jeff Kratovil reported on their experience at the OEP Planning and Zoning Conference. Both felt it was a valuable experience. Dot attended a workshop on the Workforce Housing law and reported that the presenter had suggested that doing an inventory of existing housing is a good step to take early in the process.

Impact Fee: Arthur Capello reported on his experience so far with the impact fee. Only a few building permits have been filed that are affected by the impact fee. They have felt that the impact fee was pretty significant. Some have gone ahead with their projects anyhow, but some have decided to hold off for now. He pointed out that the way the rules are written, there is no impact fee charged for the first 150 square feet of addition but if someone adds 160 square feet they are charged for all of those square feet, so the fee jumps from \$0 to almost \$400. He suggested not charging at all for the first 150 square feet so the person who wants to add those 160 square feet will just pay the fee on the 10 square feet over 150. The Board will take the recommendation under advisement.

Water Systems: Jeff Kratovil gave a presentation describing the benefits of a community water and sewer system. He pointed out that it would help a community avoid the kinds of pollution issues that Don Kretchmer had talked about at the joint Conservation/Planning meeting. He recommended that the Board continue to explore the issue and consider putting money into the Capital Improvement Plan for a system sometime in the future.

Donahoe Gas Station: Scott Drummey moved to approve the site plan review application of Pat Donahoe to operate a gas station and convenience store at 364 Route 11 (Tax Map 261-004) subject to the following conditions:

1. The Building Inspector has inspected the abandoned building for safety, and it has been dismantled and removed if there are any safety concerns;
2. The remaining junk and discarded materials have been cleaned up;
3. Applicant has an approved driveway permit from NHDOT;
4. Applicant has submitted a maintenance schedule to the Code Enforcement Officer that is at least as strict as manufacturer recommendations, and has agreed to submit maintenance reports to the Code Enforcement Officer as requested;
5. Both septic systems have been inspected by a qualified septic designer and approved as fully functioning;
6. The shed over the well has been replaced;
7. The small chimney has been dismantled and removed;

8. All necessary state, federal, or local permits have been issued and posted in a visible location, and permit numbers have been recorded on the site plan, including but not limited to permit to sell gasoline, permit to sell beer, and permit to sell cigarettes; and
9. A variance has been approved by the Zoning Board of Adjustment to allow the gas tank canopy to extend into the state's right of way; and
10. A final site plan has been submitted to the Town and signed by the Chairman of the Board.

Dot Veisel seconded the motion and it was approved unanimously with no abstentions.

Adjourn: David Bickford moved to adjourn at 9:58 PM. Dot Veisel seconded. Approved unanimously.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes approved with amendments on June 1, 2010