

MINUTES

NEW DURHAM PLANNING BOARD

SEPTEMBER 21, 2010

Chairperson Paul Raslavicus called the meeting to order at 7:02 PM.

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

Others Present: Bruce Mayberry, Arthur Capello, Mary McHale, David Allen

Public Input: Chair Paul Raslavicus asked if there was any public input. There was none.

Impact Fee: The Board met with Bruce Mayberry to discuss possible next steps in implementing the Impact Fee. Mr. Mayberry had reviewed the Town's Capital Improvement Plan (CIP) and noted that the largest planned expenditure in the CIP is for Public Safety Buildings: Fire & Police.

The Board and Mr. Mayberry discussed this option at length. The key issue in the discussion was that both Departments have just completed additions with the goal of extending the life of their current facility. No plans have been developed for future facilities and no location has been identified. The Board concluded it is unlikely that any expenditure would be incurred for public safety buildings within the next 6 years, making an impact fee inappropriate because money that is collected and not spent must be returned after six years. Mr. Mayberry also pointed out that estimating the amount of an impact fee is more difficult for public safety facilities because there are no accepted standards for estimating the amount and types of space needed.

Mr. Mayberry suggested it would be helpful for the town to develop more detailed concepts and plans over the next few years. Towns that plan well plan facilities out over a 20 year horizon.

Building Regulations: Arthur Capello, Building Inspector, presented proposed revisions to the town's building regulations. He told the Board that his approach is to include only those items that are different from or not included in the International Building Code. He sees no reason to repeat in local regulations what already exists in the International Code.

Board members agreed to review the proposals and be prepared to discuss them at a future meeting. After the Board is comfortable with the proposals, there will need to be a public hearing.

The Board returned to the discussion of when is a dwelling no longer a dwelling. Mr. Capello repeated his suggestion that the key variable is a stove and associated electrical or gas lines and connections. He said he would draft a definition of a "bunkhouse" for Board consideration.

Ethics Committee: The Ethics Committee is inviting input and comment on a plan they want to develop for educating volunteers about the Ethics Ordinance. Paul Raslavicus asked the Board to send suggestions to them.

Changes in State Law: David Allen shared information from the New Hampshire Local Government Center listing all changes made in state law during 2010 that affect municipalities.

Requirement for Conceptual Consultation: Mr. Allen shared correspondence from the Local Government Center saying that authorization to require a Conceptual Consultation for subdivision must be approved by Town Meeting, i.e. it must be in the Zoning Ordinance. Bob Craycraft will draft an amendment to accomplish that goal.

Kodiak Subdivision: Board members continued discussion of the Kodiak Subdivision and the fact that no action has been taken in over 2 years to complete any of the conditions precedent that are required by the Notice of Decision. They agreed to ask for guidance from Town Attorney Teague in their meeting with him the following evening.

Stormwater Management Regulations. David Allen distributed his edits of the Stormwater Management Regulations. The Board worked through the first several pages. No major concerns were raised. They will start on Page 8 at their next review session.

David Bickford moved to adjourn at 10:10 pm. Bob Craycraft seconded. Unanimous with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes Approved as Amended on 10/5/2010