

MINUTES

NEW DURHAM PLANNING BOARD

NOVEMBER 2, 2010

Vice-Chair Bob Craycraft called the meeting to order at 7:03 PM in the absence of Chair Raslavicus.

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

Others Present: Mary McHale, David Allen

Acting Chair Bob Craycraft asked Jeff Kratovil to sit in for Paul Raslavicus for the duration of the meeting.

Public Input: Bob Craycraft asked if there was any public input. There was none.

Minutes of October 19, 2010: Board members made minor corrections to the draft minutes. **Scott Drummey moved to accept the minutes of October 19, 2010 as amended. Jeff Kratovil seconded. Approved unanimously (4-0) with no abstentions.**

Hertel: Chris Berry presented a slightly revised plan and a color-coded plan of the slope categories to the Board. He reported that the impervious surface on lot 8.1 would be 7071 square feet or 8.94%. On lot 8.2, it would be 4500 square feet or 1.37% of the total. He did not make calculations on Lot 8 because it is an existing lot and no changes in impervious surface are planned.

Mr. Berry reviewed the Stormwater Management Report with the Board. This report includes data for the 100-year flood.

Jeff Kratovil moved to accept the application as complete. Scott Drummey seconded. Approved unanimously with no abstentions.

In response to questions, Mr. Berry said they planned to install monuments where wetlands buffers cross the property lines, install buffer plaques at reasonable distances along the buffer boundary, and they have submitted their plan to the state DOT that is responsible for

reviewing the adequacy of the culverts and other concerns related to the roads. There was additional discussion about the culverts and drainage system as Board members tried to understand how it would work since the culvert entry into Jones Pond is below the water level of the pond in a flood situation.

Acting Chair Craycraft asked for public input at 8:40 PM. There was none. He closed the public input at 8:41 PM.

There was additional discussion about flagging of the upland boundary of the vegetated wetlands buffer. Mr. Berry will scan a marker he has from another town and send it to Mr. Allen.

Bob Craycraft moved to approve steep slopes, stormwater management, and water quality protection conditional use permits for the proposed Hertel Subdivision at 80 Merrymeeting Road (Map 243-008) based on the protection plan submitted by the applicants. Scott Drummey seconded. Approved unanimously with no abstentions.

Mr. Craycraft moved to approve the Van Hertel 3-lot major subdivision at 80 Merrymeeting Road on Map 243, lot 008 as proposed in the plans submitted by the applicant, with the following conditions:

Conditions Precedent

1. All boundary marker monuments indicated on the plan shall be in place;
2. Lots are to be designated 8, 8.1, and 8.2.
3. The subdivision plan must show a right of way from the end of the driveway on lot 8 to the lot line of lot 8.2. There shall be a note on the plan referencing the right of way, and it must be written into the deed for lot 8 and lot 8.2.
4. The following buffers and setbacks shall be observed in perpetuity: 35' with no cutting from perennial streams, i.e. the Merrymeeting River: 75' from any buildings, 100' from a Septic system, and 50' from any other kind of impermeable surface.
5. Any part of the vegetated buffer that is located on these lots must be marked with a monument at the lot lines, and posted notices at intervals of approximately 25'. Any part of a driveway within 50' of the Merrymeeting River or the wetlands shall be constructed of pervious materials.
6. Add a note to the plan stating that driveway and building locations are specified in the conditional use permit available from the Town of New Durham. These conditional use permits expire at the time of any change in Town regulations that would affect their location, within two months of the sale of the land; or at the request of the landowner and the approval of the Planning Board.
7. Add a note to the plan that the landowner is responsible for the installation and maintenance of all required Stormwater Management BMP's before the issuance of a building permit.
8. Installation of the stone berm level spreader

9. All conditions precedent shall be met no later than 120 days from the date of conditional approval by the New Durham Planning Board; and
10. The applicant will return to the New Durham Planning Board with evidence of completion of all conditions precedent prior to final approval by the Board and filing of the plan with the Strafford County Registry.
11. Failure to meet any of these conditions shall constitute abandonment of the subdivision by the applicant and the Board may vote to deny final approval.

Conditions Subsequent

1. To the extent practicable, all Stormwater Management BMP's shall be installed before a building permit is issued;
2. The property owner will sign an intent to maintain and operate the BMP's according to plan

Dot Veisel seconded. Approved unanimously with no abstentions.

Olson Subdivision Conceptual Consultation: Christian Smith appeared with and on behalf of Dennis and Bobbie Olson, 275 Valley Road, Map 261 Lot 037. The Olson's are interested in subdividing their 60-acre lot into 6-8 lots, each fronting on Valley Road. The lots of 6-12 acres would extend to the rear boundary of the property. The back lands of each lot would remain forested.

The owners would prefer not to develop under the Open Space Conservation Ordinance, but they would consider placing a conservation easement on the forested back part of the lots. A wetlands scientist has done some preliminary mapping of the wetlands and found no vernal pools. They will probably ask for a waiver from the requirement for a high intensity soil survey because the lots will be so large. A couple of the lots may require a wetlands permit to cross over wet areas between the road and the upland where a house would be built.

The Board scheduled a site walk for 8:30 AM, November 15, and agreed to have the applicants return with materials for a design review.

Subdivision Regulations: The board continued discussion until the next meeting.

Zoning Ordinance related to Stormwater Management: Bob Craycraft said he is preparing draft ordinance amendments to implement suggestions from Appledore Engineering. Appledore assisted with the Stormwater Management Ordinance and they noted several inconsistencies with other part of the Zoning Ordinance. These proposed amendments would clean up the inconsistencies.

He is also drafting an ordinance amendment that would authorize the Planning Board to require a conceptual consultation for some standard subdivisions that meet certain trigger criteria.

Scott Drummey moved to adjourn at 9:42 PM. Dot Veisel seconded. Approved unanimously with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes accepted as amended on 11/16/2010

Town of New Durham