

Draft Minutes

New Durham Planning Board

March 20, 2012

(Please note: These are draft minutes prepared by staff from notes taken at the meeting. They have not been reviewed by the Board for accuracy, and should not be relied upon for accuracy. Reviewed, corrected, and approved minutes will be available at Town Hall and on the Town's website following the next scheduled Board meeting.)

Chairperson Bob Craycraft called the meeting to order at 7:05 PM.

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

Others Present: Beth Meyer (videographer), David Allen (staff)

The videographer, Beth Meyer, reported to the Board that a piece of the video equipment was not working and she was unable to videotape the board meeting. **David Bickford moved to waive the Town Video Policy due to technical difficulties. Paul Raslavicus seconded. Approved unanimously.**

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

Site Plan Regulations: The Board discussed a proposed amendment to the Site Plan Regulations that would clarify the need for a new site plan under certain conditions when the lot holding the site plan is subdivided. Board members felt the proposed draft was not clear enough about the special circumstances that would trigger the need for a new site plan. Several suggestions were made. David Allen will redraft the proposed amendment for the next meeting.

Rules of Procedure: The Board reviewed a proposed amendment to the Rules of Procedure, suggested by Town Counsel Bart Mayer that requires payment of an escrow when the board determines the need for third party expertise. The Board agreed by consensus on the wording of the amendment with a couple of minor changes. Chair

Bob Craycraft suggested the Board review the edits at its next meeting and approve them for public hearing.

Subdivision of a Woodlot on a Private Road: The board reviewed a staff summary of a conversation with Bart Mayer, Town Counsel, regarding the issues involved in attempting to subdivide a woodlot on a private road. According to Mr. Mayer there are several hurdles to be overcome, including:

- The subdivision regulations require that removing woodlot status requires frontage on a Town road;
- Acceptance of a private road to Town Road status requires approval by the Board of Selectmen who have the option of passing the decision to the Town Meeting;

Bonding for Infrastructure: Town Counsel Mr. Mayer also commented on the issue of new subdivisions which require the construction of infrastructure such as roads, culverts, stormwater BMP's; and so forth. Mr. Mayer strongly recommended the Board require bonding for such infrastructure before final approval of the subdivision, or at the very least, require that no lots can be sold until the infrastructure is completed. He warned the Board that lacking such protection, a person could purchase a lot, the developer could disappear so that no roads are built, and the person could end up suing the town for owning a lot that was not usable.

Election of Officers: Dot Veisel nominated Scott Drummey as chair. Paul Raslavicus seconded. Approved unanimously with Scott Drummey abstained.

Paul Raslavicus nominated Bob Craycraft as Vice-Chair. Scott Drummey seconded. Approved unanimously with Bob Craycraft abstaining.

Bob Craycraft nominated Dot Veisel as Secretary. Scott Drummey seconded. Approved unanimously with Dot Veisel abstaining.

New/Old Business: David Allen reported that Jason Aube from the NHDES Shoreland Protection division will participate in an educational session on changes in the law that will be co-sponsored by the Conservation Commission and open to the public.

Dot Veisel noted that Ben Frost will be speaking with the Alton Planning Board on April 3rd regarding Workforce housing. Since the presentation will conflict with the next New Durham Planning Board meeting, she has asked for a copy of the cd of the meeting. The Alton Board has agreed to provide a CD.

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Ms. Veisel also reminded the Board of the 250th Birthday celebration on July 27-29. She noted that the best time for a staffed presence, at the Recreation fields, between 3-5 PM. Several board members offered to help staff the table.

David Bickford said that he would be willing to make informal contact with Wolfeboro officials regarding the future of services for residents of the King's Highway area of town. **Scott Drummey to authorize David Bickford to contact Wolfeboro officials regarding the future of services for residents of the Kings Highway area of New Durham on behalf of the Planning Board. Paul Raslavicus seconded. Approved unanimously.**

Scott Drummey moved to adjourn at 9:32 PM. Paul Raslavicus seconded. Approved unanimously.

Respectfully submitted,

David Allen
Land Use Administrative Assistant