

# Minutes

## New Durham Planning Board

### May 1, 2012

Chairperson Scott Drummey called the meeting to order at 7:04 PM.

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

**Excused Absence:** Paul Raslavicus

**Others Present:** Tom Varney, Glenn Gagne, William & Tina Mulleady, Bobbieann Champagne, David Curry, Beth Moore (videographer), David Allen (staff)

**Public Input:** Chair Scott Drummey asked if there was any public input. There was none.

Chair Drummey asked Craig Groom to sit for Paul Raslavicus.

**Dyer Subdivision:** David Allen shared an email from Chris Berry, the applicant's surveyor and representative, saying he had a family emergency; he would not be able to attend the meeting, and asking the application be continued to the June meeting.

**Dot Veisel moved to continue the Acceptance and Public Hearing on a proposed 3-lot subdivision by the Dyer Family Trust at 212 Ridge Road (Map 263-001 until 7 PM, June 5, 2012 at the Public Library. Craig Groom seconded. Approved unanimously.**

The Board scheduled a site walk for the Dyer property for Friday, May 4 at 6 pm at 212 Ridge Road.

**Groom Steep Slopes Permit:** Craig Groom recused himself from this application and moved away from the Board table. Mr. Groom explained his plan. He was granted a variance by the ZBA to build a garage 10 feet (instead of the required 20') from his property line abutting the road right of way. His current driveway is so steep that it is not safe. Several people have fallen on the driveway and a couple of people have nearly had accidents exiting the driveway onto North Shore Road because of lack of visibility.

He plans to build a retaining wall near the top of the lot and level out the ground in an area that will hold the new driveway and the garage. The existing driveway will be removed. Steps will be built from the garage down to the house.

The retaining wall and all aspects of stormwater management require a conditional use permit. Tom Varney explained the details of the plan. David Allen noted that retaining walls higher than 4' require an engineered plan. In the absence of such a plan, the Board could not act on the application at this meeting. Mr. Varney will prepare the plan for the June 5 meeting.

**Bob Craycraft moved to continue the public hearing on the application by Craig Groom, 163 North Shore Road, (Map 108-029) for a Storm Water Conditional Use Permit to June 5 at 7 PM at the public library. Dot Veisel seconded. Approved unanimously.**

Craig Groom returned to the Board.

**Site Plan Regulation Amendments:** Scott Drummey opened the public hearing on the proposed amendment to the site plan regulations. There was no public comment so he closed the Public Hearing. Board members were uncomfortable with the wording of the amendment and decided to carry it over to the workshop session in two weeks.

**Bob Craycraft moved to continue the public hearing on the proposed amendments to the Site Plan Regulations until June 19 at 7 PM at the public library. Craig Groom seconded. Approved unanimously.**

**Amendments to the Rules of Procedure:** Scott Drummey asked for public comment. There was none. David Bickford said he thought a 15 day turnaround period for refund of the unused portion of an escrow placed too heavy a burden on staff. He suggested 30 days. **Dot Veisel moved to approve the amendments to the Rules of Procedure with the timeline changed from 15 to 30 days. Bob Craycraft seconded. Approved unanimously.**

**Edwards Subdivision Notice of Decision:** Craig Groom recused himself from discussion or voting on this issue. **David Bickford moved to approve the Notice of Decision. Bob Craycraft seconded. Approved 4-0 with Craig Groom recused.**

**Completion of Site Plan Improvements.** Board members asked Mr. Allen to check if there is any time limit for completion of site plan improvements as there is for subdivision improvements.

**250<sup>th</sup> Birthday:** Dot Veisel announced that the timing of the Birthday Party parade had been changed to 3 pm instead of the earlier plan for 1 PM. This will require Planning

Board members to put in their time at the Planning Board booth later in the day than originally planned.

**Applicant Paying Legal Fees:** Several Board members asked for clarification about the circumstances in which the applicant could be required to reimburse the Planning Board's legal fees. They asked Mr. Allen to check into the matter.

**Bob Craycraft moved to adjourn at 9:38 pm. Dot Veisel seconded. Approved unanimously.**

Respectfully submitted,



David Allen  
Land Use Administrative Assistant

Town of New Durham