

# Draft Minutes

## New Durham Planning Board

### June 5, 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 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), Paul Raslavicus, Craig Groom (Alternate)

**Others Present:**

**Public Input:** Chair Scott Drummey asked if there was any public input. Paul Raslavicus left the Board and asked to speak as a citizen. He said he had some clarifications of comments he made at the May 17, 2012 as a citizen and wanted to bring them to the Board's attention at the time the Board reviewed the minutes. Chair Drummey agreed he could speak as a citizen at that point.

**Turner Subdivision:** Dot Veisel recused herself as an abutter and sat in the audience. Chair Drummey asked Craig Groom to sit for Dot Veisel. Bob Craycraft arrived.

Daniel Elone of Berry Surveying spoke on behalf of Mr. Turner. He said that all conditions of the conditional approval granted on January 3, 2012 had been met, except the copy of the driveway permit had not yet been received from the NHDOT. He asked the Board to give final approval, and authorize the Chair to sign the mylar plans after the NHDOT driveway permit is received.

In January, the Board placed seven conditions precedent on its approval. Mr. Elone reviewed the status of each condition as follows:

1. The applicant provides written documentation from the New Hampshire Department of Transportation that the driveway connecting to Route 11 can be used to access both lots;	Promised by NHDOT, not yet received.
2. The applicant places monuments according to Article VI at all points where the lot line intersects with the 75' riparian buffer zone;	Completed
3. Map 257, Lot 007.1 shall retain driveway access over Map 257, Lot 007 upon sale or conveyance of Map 257, Lot 007. The deeds for both lots shall incorporate and reserve an easement to provide access from Route 11 to the boundary of Map 257, Lot 007.1. A draft of the deeds shall be delivered to the Planning Board before final approval.	Easement description has been drafted, deed to be delivered shortly.
4. The area of the intended easement shall be recorded on the final plat and designated as "easement to provide access from Route 11 to the boundary of Map 257, Lot 007.1 to be conveyed upon sale of Map 257, Lot 007."	completed
5. The 75' riparian buffer is recorded on the final plat with a note that it must be included in all deeds;	completed
6. Deeds for both lots are written to include the 75' riparian buffer zone;	In process
7. Final plat is stamped and signed by all professionals involved in the project	completed

**Bob Craycraft moved to grant final approval to the 2-lot subdivision requested by Les Turner, 80 Tash Road, for Map 250, Lot 007, located at 210 Route 11. Both lots are legal non-conforming lots based on variances granted by the Zoning Board of Adjustment in case zba.2011.04 on December 14, 2011. The Planning Board chair is authorized to sign the mylar plans only after receiving written confirmation from the NHDOT that the driveway may serve as access for both the residential and commercial lots, and after receiving receiving approval from Town Counsel for the proposed deeds for each lot. Paul Raslavicus seconded. Approved unanimously with Dot Veisel recused.**

*(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.)*

**Dyer Subdivision:** The Board reviewed the documents submitted on behalf of the applicant. They noted three items missing from the application, including the coded delineation of steep slopes, the lot size calculations, and the Subdivision checklist.

**Dot Veisel moved acceptance of the application as complete, conditioned on receipt of the coded delineation of steep slopes, the soil based lot size calculations, and the Subdivision checklist. Paul Raslavicus seconded. Approved unanimously.**

Daniel O'Lona of Berry Surveying spoke on behalf of the applicants and described the 3-lot subdivision plan. All lots significantly exceed lot size requirements. He explained that they have created a planned right of way along the west boundary of the built out lot which will serve as access to both new properties. This will limit the number of curb cuts and it will eliminate the need for a wetlands crossing for the driveway of the eastern lot. Board members expressed appreciation for avoiding the wetlands crossing.

The Board asked Mr. O'Lona to establish building envelopes on the new lots. The envelopes could be large but limited to the area of the lot setback from the wetlands and with gentle slope.

Mr. O'Lona asked the Board for conditional approval and identified potential conditions. The Board thought the outstanding items exceeded the "administrative" threshold and did not agree.

**Bob Craycraft moved to continue the Public Hearing on a proposed 3-lot subdivision by the Dyer Family Trust at 212 Ridge Road (Map 263-001). Paul Raslavicus seconded. Approved unanimously.**

**Groom Conditional Use Permit:** Craig Groom recused himself from this issue and stepped away from the board. Tom Varney, representing Mr. Groom, noted that at the last meeting the board had requested engineered drawings of the retaining wall. He presented and explained the drawings. The retaining wall ranges from 4' to 8' in height. The width of the walls is calculated so the weight of the stones will be enough to prevent the buildup of soil and water pressure behind the wall from allowing it to move.

The plan includes a leaching chamber under the driveway with the pavement sloped toward the chamber entrance. This will contain all the precipitation from the new impermeable area, and will catch a considerable amount of water that runs off the road on to the lot.

---

*(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.)*

C:\Documents And Settings\David\My Documents\5. Operations\5.1.4. Board Meetings\5.1.4.1.Planning Board\2012\2Q\Pb.2012.0605.Dmin.Doc

Date

Page 3 of 4

**Bob Craycraft moved to approve the Stormwater Management Conditional Use Permit for Craig Groom to allow construction of a garage and new driveway at 163 North Shore Road, (Map 108-029). David Bickford seconded. Approved unanimously.**

**Building and Subdividing on Class 6 Roads.** The Board reviewed a letter from Town Counsel regarding this subject. Board members questioned whether the Town is required to accept a road as a town road if it is petitioned by the property owner(s). They asked Mr. Allen to check out this question.

**Master Planning Process:** Mr. Allen walked the board through a new draft of the master planning process that covers the process from beginning to end with less detail than earlier drafts. It provides a clearer picture of how the different components interact with each other.

This generated considerable discussion amongst Board members. Dot Veisel and Paul Raslavicus emphasized the need to get participants for the committees who are particularly capable of seeing the “big picture” of trends going on outside the town that will be impacting the Town over the next 20 years and will frame the ways in which goals and values can be realized.

Dot Veisel said she became interested in the Planning Board when she saw how important its role could be with the proposed Red Oak subdivision. She suggested we try to “sell” participation in the Master Plan as an opportunity to really affect the future of the Town. Paul Raslavicus added that it could have an important impact on taxes as well. Suggestions were made for methods of recruiting participants.

**CIP Subcommittee:** Scott Drummey said that he would continue one more year as the Planning Board representative on the Capital Improvement Plan subcommittee. He noted that the committee also needed an at-large member.

**Minutes:** Paul Raslavicus stepped down from the Board to speak as a citizen. He shared his concern that the draft minutes of the May 15, 2012 minute to not fully reflect key parts of his comments at that meeting. He distributed written edits to the minutes which he thinks give a fuller and more accurate reflection of his comments. Chair Drummey asked staff and any interested Board members to review the tape of the meeting and proposed edits for the Board to consider at the next meeting. He continued review of the minutes until that time.

Bob Craycraft moved to adjourn at 9:59 pm. Paul Raslavicus seconded. Approved unanimously.

---

*(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.)*

C:\Documents And Settings\David\My Documents\5. Operations\5.1.4. Board Meetings\5.1.4.1.Planning Board\2012\2Q\Pb.2012.0605.Dmin.Doc

Date

Page 4 of 4

Respectfully submitted,

David Allen  
Land Use Administrative Assistant

Draft!

---

*(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.)*

C:\Documents And Settings\David\My Documents\5. Operations\5.1.4. Board Meetings\5.1.4.1.Planning Board\2012\2Q\Pb.2012.0605.Dmin.Doc

Date

Page 5 of 5