

# PLANNING BOARD

## MINUTES

OCTOBER 2, 2012

Chair Scott Drummey called the meeting to order at 7:03 PM.

**Members Present:** Scott Drummey (Chair), Bob Craycraft (Vice-Chair), David Bickford (Selectmen's Representative), Dot Veisel, Craig Groom (Alternate)

**Members Excused:** Paul Raslavicus

**Public Input:** Scott Drummey asked if there was any public input on issues that are not on the agenda. There was none.

Chair Drummey appointed Craig Groom to sit for Paul Raslavicus who was excused.

**Garland/Maynard Boundary Line Adjustment:** Paul Zuzgo, representing Paul Garland, described the proposed boundary line adjustment and plans for the property. Bob Craycraft said that the Garland application is for a Boundary Line adjustment and not a subdivision or site plan. He said he would recommend that the applicant remove all information from the plat that is not related to the BLA.

**Bob Craycraft moved to accept the following requests for waivers of application requirements:**

- Surface drainage features of the lots
- 2' contours
- Delineation of wetlands and vernal pools

David Bickford seconded. Approved unanimously.

The board agreed by consensus that the proposed access road should be removed from this plat for the BLA and then added to the site plan application.

Bob Craycraft moved to accept the application as complete with the condition that soil types and lot size calculations from the NRCS soil survey be added to the larger lot. Dot Veisel seconded. Approved unanimously.

Bob Craycraft moved to approve the Boundary Line Adjustment requested by Paul Garland between Map 251-001 and Map 250-008 to make Map 251-001 into a ~ 69,000 square lot facing Route 11 with the following conditions:

1. Add soil types and lot size calculations from the NRCS soil survey for the larger lot; and
  2. Remove the proposed roadway from the plat.
- David Bickford seconded. Approved unanimously.

**Scott Drummey moved to enter into non-public meeting 91-A:3.II.c. Bob Craycraft seconded. Roll Call vote: Craycraft: Yes; Bickford: Yes; Groom: Yes; Veisel: Yes; Drummey: Yes.**

The Board returned from non-public session. Chair Drummey reported that the Board had discussed the role of staff member David Allen in updating the New Durham Master Plan and had made no decisions. The Board decided not to seal the minutes of the non-public meeting. They need more information regarding costs of different consultants and need the current plan reviewed by specialists to give the board a sense of what condition it is in.

The Board decided to ask MRI, Steve Whitman, and Strafford Regional Planning Commission to review the plan and give the board feedback on its status and what would be involved in updating it.

**Dark Skies:** David Allen reported that he had discussed with the Local Government Center Attorney whether the Board's interest in protecting dark skies could be best accomplished through an ordinance or regulations. The attorney stated that as long as the Zoning Ordinance has nothing that would prevent the Board from establishing regulations on the issue, it would best be done by regulation. That allows the Planning Board the flexibility to waive requirements if they do not apply in a specific situation without needing the applicant to get a variance from the ZBA.

**Undoing a Voluntary Merger:** Mr. Allen told the Board that Jesse & Kathlyn Box no longer wanted their two lots merged. The Board had approved the merger on December 20, 2011. Lack of communication between the Boxes and the Town created a situation in which the town submitted the merger to the Strafford Country Registry of Deeds after the Boxes had changed their minds. Mr. Allen had researched how to undo the merger and the Local Government Center had referred him to RSA 676:3 that lays out the process. He will work with the Boxes to get the appropriate documents ready for the November 6 meeting of the Board.

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*(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.)*

**2005 Master Plan:** Mr. Allen collected copies of the master plan that had been reviewed by some board members. Other members committed to sending their review to Mr. Allen within the next week.

**New-Old Business:** Scott Drummey announced that Steve Whitman would be available on Tuesday, October 30 at 7:30 PM to do a workshop for the Planning Board and public regarding integrating concepts of permaculture into planning. Because Mr. Drummey is enrolled in a class with Prof Whitman, he has agreed to do the workshop at no cost.

**Bob Craycraft moved to adjourn at 9:57 PM. Craig Groom seconded. Approved unanimously.**

Respectfully submitted,

David Allen  
Land Use Administrative Assistant

Minutes approved with minor corrections on November 6, 2012

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