

## DRAFT MINUTES

### NEW DURHAM PLANNING BOARD

DECEMBER 4, 2012

Chairperson Scott Drummey called the meeting to order at 7:00

**Roll Call:** Scott Drummey (Chair), Bob Craycraft, Paul Raslavicus, Dot Veisel, David Bickford (Selectman's Representative) came in at 7:10

**EXCUSED ABSENCE:** David Allen, Land Use Assistant, Craig Groom.

**OTHERS PRESENT:** Susan Raslavicus, Tom Varney, Walter and Nancy Ahlin, Charles McKay, Paul Zuzgo, Mr. and Mrs. LaBelle, Patricia Frizzle, and JeanMarie Schultz

**PUBLIC INPUT:** None

Chair Drummey explained to Charles McKay that his application could not be heard tonight because the Notice of a Public Hearing had not been posted.

1. Planning Board heard an application by Stephen Smith for a lot line adjustment to move 105,649 square feet from Map 205-014 on Newport Road to Map 205-029 on Windsor Road, making Map 205-029 a conforming lot. Paul Zuzgo represented Mr. Smith. The applicant is expanding the size of his house lot (lot 14) and plans to sell lot 29. The board answered questions from abutters, Patricia Frizzle and Jean Marie Schultz about the details of a lot line adjustment.

Motion by Paul Raslavicus: and seconded by Dot Veisel.

**Moved to accept the application as complete.** Passed unanimously.

Motion by Bob Craycraft and seconded by Paul Raslavicus.

**Moved to grant a boundary line adjustment to Stephen Smith moving 105,649 square feet from tax map 205-014 on Newport Road to tax map 205-029 on Windsor Road to make it a conforming lot, with the condition that all application fees have been paid.** Passed unanimously.

2. Planning board heard an application from Susan Raslavicus, Trustee, Pleasant Point Realty Trust, to remove woodlot status from Tax Map 102, Lot 002 on North Shore Road. Paul Raslavicus stepped down from the board and sat with the public. The designation as woodlot pre-dates the existence of North Shore Road. The lot is 10.1

acres and has over 681 feet of road frontage. She wishes to remove woodlot status so it could be a lot held in current use. There was discussion that board needs to verify that it is a conforming lot.

Motion by Dot Veisel and seconded by David Bickford.

**Moved to remove woodlot status on Tax Map 102, Lot 002 on North Shore Road, subject to the following condition: The Code Enforcement Officer completes a visual inspection to determine that it is a buildable lot, is located on a Class V Road and the size and the contour of the lot be such that the sanitary requirements of the State of New Hampshire and the Town of New Durham can be complied with.** Passed unanimously.

Paul Raslavicus rejoined the board.

3. Planning Board heard an application from Walter Ahlin for a Conditional Use Permit to establish steep slope erosion control and storm water management structures on Map 113, Lot 058 on South Shore Road in order to build a house and related facilities on steep slopes greater than 25%.

Because the applicant's checklist was missing from the file, the planning board reviewed the paperwork and verified that it was complete.

Motion by Bob Craycraft and seconded by Paul Raslavicus.

**Moved to accept the application as complete.** Passed unanimously.

Tom Varney presented revised plans which address the steep slopes and storm water issues. Mr. LaBelle, abutter to the Ahlin's property, expressed concerns about an increase in water runoff resulting from the building on the Ahlin property. Mr. LaBelle has spent considerable money to ensure his property is protected from water run-off. Mr. Varney assured him this concern has been addressed in the plan.

Motion by Dot Veisel and seconded by Paul Raslavicus:

**Moved to approve a Conditional Use Permit to establish steep slope erosion control and storm water management structures on Tax Map 113, Lot 058 on South Shore Road in order to build a house on steep slopes greater than 25% with the following conditions:**

**The Road Agent assesses the culverts and issues a driveway permit.**

**The "test pit" information is recorded on the plat.**

**There is no further development behind the house.**

**The Best Management Practices manual include provision to address the stone-lined ditch along the driveway.**

Passed unanimously.

There was a brief discussion about the board's input into the interview process for a new Land Use Administrative Assistant. It was agreed that Scott would represent the board at the interview screening and bring the finalists back to the board for their consideration/recommendation. A special non-public meeting would need to be held for this discussion.

Motion made by Bob Craycraft and seconded by Paul Raslavicus:

**Motion to adjourn meeting.** Passed unanimously.

Meeting adjourned at 9:50

Respectfully submitted,

Dorothy L Veisel