

**MINUTES**  
**NEW DURHAM PLANNING BOARD**  
**JANUARY 8, 2013**

Meeting was called to order at 7:00

**Roll Call:** Scott Drummey (Chair), Bob Craycraft, Paul Raslavicus, Dot Veisel, Craig Groom (Alternate). David Bickford (Selectmen's Representative) came in at 7:15.

**Others Present:** David Shagoury, Scott Williams, James and Louise Burwell, Tom Varney, Art Capello, (New Durham Code Enforcement Officer/Building Inspector)

**Public Input:** None.

1. The Planning Board held a scheduled Public Hearing on an application by **James and Louise Barwell** for a Conditional Use Permit to demolish an existing cottage, build a new house, garage, driveway and septic system at 47 Meaders Point Road, Tax Map 111, Lot 24. The board reviewed the application for completeness.

Motion by Bob Craycraft and seconded by Paul Raslavicus:

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

Tom Varney represented his clients and responded to questions by board members. The board agreed that planned improvements will result in a significant environmental improvement to this non-conforming lot. The plans as presented by Mr. Varney however, do not meet the impervious surface requirements or the setback requires for septic tanks as required in the Zoning and Land Use Ordinance.

Motion by Paul Raslavicus and seconded by Bob Craycraft:

**Moved to deny the application for a Conditional Use Permit by James and Louise Barwell to demolish an existing cottage, and build a new house, garage, driveway and septic system at 47 Meaders Point Road, Tax Map 111, Lot 24 because of failure to meet requirements of allowed impervious surface (Article IX: E 3) and for septic tank setbacks (Article III: A 3) of the Zoning and Land Use Ordinance.** Passed unanimously.

The board agreed with Art's recommendation to provide a written statement to the Zoning Board of Adjustments explaining the nature of the hardships inherent in this property which require a variance. Scott will draft a statement from the Planning Board and will forward it to the applicant to include with materials for the ZBA's consideration/action.

The board noted the discrepancy in regulations for setbacks for septic tanks for existing non-conforming lots in the shorefront area. It was agreed that this language needs review and amendment.

2. **Scott Williams requested a consultation about the process required to remove status of “Woodlot” from his property.** The designation of Woodlot and defining language on the registered Plat must be removed by action of the Planning Board. In the absence of a land use clerk, Mr. Williams requested guidance be forwarded to him by letter which lists necessary applications/paperwork, filing deadlines and fees. The board advised him of the following requirements:

- Notification of abutters by registered mail.
- Submission of a completed Subdivision application.
- Evidence that a “test pit” has determined that land meets the requirement of a buildable lot.

Scott will follow-up with a comprehensive list in a letter. (letter attached to minutes.)

3. The board reviewed the **proposed changes to the Home Occupation Ordinance** and made several revisions. Code Enforcement Officer will post a Notice of Public Hearing for January 22<sup>nd</sup> which includes the statement that if further changes are necessary a second Public Hearing will be held on January 29<sup>th</sup>.

4. The board reviewed the **proposed changes in the definition of a Bunkhouse and Guest Cottage** in the Zoning and Land Use Ordinance. Code Enforcement Officer will post a Notice of Public Hearing for January 22<sup>nd</sup> which includes the statement that if further changes are necessary a second Public Hearing will be held on January 29<sup>th</sup>.

Motion by Bob Craycraft and seconded by David Bickford:

**Moved to bring the proposed changes to the Home Occupation Ordinance and the revisions to Bunkhouse and Guest House definitions in the Zoning and Land Use Ordinance to Public Hearing on January 22<sup>nd</sup> and should changes be made, a second Public Hearing on January 29<sup>th</sup> will be held .**  
Unanimously approved.

5. The minutes of 12/4/2012 were reviewed by board.

Motion by Bob Craycraft and seconded by David Bickford:

**Moved to accept the minutes of 12/4/2012 as written.** Unanimously approved with Paul Raslavicus abstaining.

6. **Moved to adjourn the meeting. Unanimously approved.**

Respectfully submitted,

Dorothy L Veisel