

**MINUTES**  
**NEW DURHAM PLANNING BOARD**  
**3 SEPTEMBER 2013**

Chair Craycraft called the meeting to order at 7:01 pm.

**Roll Call:** Paul Raslavicus, Dot Veisel, David Swenson (Selectman's Representative), Craig Groom (Alternate); Recording Secretary Amy Smith.

Vice-Chair Drummey arrived at 7:50 pm.

**Excused Absences:** Cameron Quigley

**Others Present:** Videographer Jim Ladd, Keith Babb

Chair Craycraft designated Mr. Groom to sit in as a voting member until Vice-Chair Drummey arrived.

**Public Input:** There was no public input.

**Review of Minutes**

Board members reviewed the minutes of 20 August 2013. Mr. Swenson suggested, on Page 4, first paragraph, second to last sentence, changing the words "has to" to 'should'. **Mr. Swenson made a motion to approve the minutes of 20 August 2013 as amended. Mr. Raslavicus seconded the motion. The motion was approved with four affirmative votes (Groom, Raslavicus, Swenson, Veisel) and one abstention (Craycraft).**

**Keith Babb- advice – gravel pit – Kings Highway – Map 219 Lot 5**

Mr. Babb stepped forward and stated there is approximately 30 – 35 yards of material left in the pit. Mr. Babb stated he would like to clean up what is left in the pit, grade the area, and make the lot suitable to sell as a buildable lot. Mr. Raslavicus asked if the pit is currently a licensed working pit. Mr. Babb stated it is not and added that the pit hasn't been in operation for about two years. Mr. Babb stated he estimates the engineering fees to be approximately \$30,000.00 and asked if the Board would consider having less detailed engineering plans. Mr. Babb stated he felt it would be better to spend the money on the actual reclamation than engineering fees. Mr. Raslavicus pointed out that the 155:E requirements are State law and not the Town's requirements. Mr. Babb stated he knew that but the Town did have more stringent requirements. Mr. Raslavicus asked Mr. Babb if he still had a reclamation bond in place. Mr. Babb stated he did. Mr. Swenson suggested Mr. Babb come up with what he thinks is reasonable and present it to the Board. Ms. Veisel agreed. Mr. Babb stated, he believed, a field team could spend a couple of days on the project and get a fairly accurate plan. Mr. Raslavicus asked Mr. Babb if he has a copy of New Durham's Excavation Regulations. Mr. Babb stated he did. Ms. Veisel asked Mr.

Babb if he felt the area that has already been reclaimed will meet the 155:E standards. Mr. Babb stated there are still some areas that need to be cleaned up but for the most part yes. Mr. Swenson asked Mr. Babb the timeframe of the project. Mr. Babb stated he is unsure but will have more accurate information as he proceeds. Mr. Babb thanked the Board for their time.

### **Review of Mail**

Board members reviewed the mail, including a Wetlands Application from Charles & Doris Healey. Mr. Swenson asked if there is a connection between the Healey application and the Nelson Shoreland Permit listed under 'Old Business' on the agenda. Chair Craycraft stated there is no connection, it is just a coincidence that the Conservation Commission reviewed both items at the same meeting.

### **Pleasant Point Realty Trust – Map 102 Lot 2**

Mr. Raslavicus stepped down as a Board member and into the audience.

Board members reviewed a memo from Code Enforcement Officer Arthur Capello regarding a site walk he performed of Map 102 Lot 2 which was a result of a previous request to remove the lot from woodlot status. **Ms. Veisel made a motion to accept the recommendation of the Code Enforcement Officer and release Map 102 Lot 2 owned by Pleasant Point Realty Trust, Susan Raslavicus, Trustee from woodlot status with the condition that if the lot is sold, subdivided, or developed a percolation test will be required. Chair Craycraft seconded the motion.**

Mr. Swenson stated he felt the action may be premature and read Section 9.06 B of the Subdivision Regulations regarding removal of woodlot designation. Chair Craycraft stated that a Public Hearing was held on 4 December 2012 regarding the removal of woodlot status for the lot, at that time it was determined that a visual inspection done by the CEO to determine whether the lot could support a septic system was what the Board required. Mr. Swenson noted that it should be made clear that Map 102 Lot 2 was 'grandfathered in' but any new applications would need to abide by the requirements listed in Section 9.06 B.

**The motion was unanimously approved.**

Mr. Raslavicus returned as a voting member.

Vice-Chair Drummey arrived at 7:50 pm. Mr. Groom returned to Alternate status.

### **Strafford Regional Planning Commission Representative**

Ms. Smith stated the Town Administrator received an application from Theresa Chabot who is interested in serving as New Durham's SRPC Representative. Board members asked Ms. Smith to contact Ms. Chabot and invite her to the 17 September 2013 Planning Board meeting. Board members also asked Ms. Smith to contact SRPC and find out the length of their terms.

Ms. Veisel noted that she received an e-mail from a Town of Middleton Planning Board member who thought she was New Durham's SRPC representative. Ms. Veisel noted that she is not an SRPC Representative and hasn't been for some time.

#### **Nelson Shoreland Permit**

Board members reviewed a State DES Shoreland Permit for Gullmar Nelson. Ms. Smith stated the Conservation Commission received the notice as mail and reviewed it at their 27 August 2013 meeting. Ms. Smith stated Chair Craycraft asked her to put the item on the Planning Board agenda. Chair Craycraft stated he asked Ms. Smith to put the item on the agenda so Board members could review the State approval to see if any Planning Board action is necessary. Mr. Raslavicus noted that this was a contentious issue at the time and the Courts were involved. Ms. Smith stated she pulled the Conservation Commission file and there was very little in it. Ms. Smith passed out a sketch dated 27 July 2010 drawn by a landscaping firm. Mr. Raslavicus suggested checking ZBA decisions regarding the property from 2011 and 2012.

#### **Dark Skies/ Lighting Requirements**

Ms. Smith passed out a draft Lighting Requirements document prepared by Mr. Groom. Mr. Groom asked Board members to review it and make any changes/suggestions they saw fit. Ms. Smith noted Lighting Regulations is scheduled to be discussed at the 1 October 2013 meeting.

#### **Site Plan Review Regulations Edit**

Ms. Smith stated she has been in contact with professional editor Elaine Planchet and stated Ms. Planchet has begun working on the Site Plan Review Regulations.

#### **2014 Budget**

Chair Craycraft stated a draft budget prepared by himself, Vice-Chair Drummey and Ms. Smith would be brought for the Board to review at the 17 September 2013 meeting.

#### **Master Plan**

Chair Craycraft asked Ms. Smith to add discussion of the Master Plan to the 17 September 2013 agenda.

**At 8:20 pm Vice-Chair Drummey made a motion to adjourn. Ms. Veisel seconded the motion. The motion was unanimously approved.**

Respectfully submitted,

Amy Smith  
Recording Secretary