

MINUTES
NEW DURHAM PLANNING BOARD
2 September 2014

Chair Craycraft called the meeting to order at 7:06 pm.

Roll Call: Bob Craycraft, Scott Drummey, Paul Raslavicus, David Swenson (Selectmen's Representative) and Terry Chabot (Alternate). Excused Absence: Dot Veisel

Others Present: David Bickford, Don and Patti Rogues and Gregory Anthes

Chair Craycraft indicated that he would be taking the minutes at tonight's meeting and asked the audience members for their patience.

Public Input: There was no public input.

Acceptance and Public Hearing – Russell Weldon – site plan review – change of use – seasonal water ski and activity camp “Water Monkey Camp” to be rented at the Cove Cottages – 298 Merrymeeting Road – Tax Map 119 Lots 11 & 32.

Chair Craycraft informed the members of the public that a Water Monkey Camp application was submitted to the New Durham Zoning Board and the application was denied. Chair Craycraft proceeded to read a letter from Attorney Arthur Hoover, on behalf of Russel Weldon, dated August 28, 2014. The letter asked the planning board to continue/recess the planning board site plan review to the October business meeting.

Chair Craycraft appointed Terry Chabot to sit for member Dot Veisel for the duration of the meeting.

Motion: Mr. Drummey made a motion to recess the Acceptance and Public Hearing for a seasonal water ski and activity camp, Tax Map 119 Lots 11 & 32, to October 7, 2014 at the New Durham Town Hall at 7:00 PM. David Swenson seconded the motion. The motion carried unanimously.

2015 Budget – Chair Craycraft indicated the selectmen and budget committee requested the 2015 planning board budget. Board members reviewed the budget information prepared by Amy Smith. Chair Craycraft indicated he had talked with Ms. Smith and that Ms. Smith felt the 2014 budget figures seemed appropriate for 2015, based on expenditures to date, with the exception of the contracted services line item. Board members agreed. The Board would like Ms. Smith to contact the Strafford Regional Planning Commission (SRPC) to determine if the annual SRPC dues have changed. The board also felt it would be appropriate to ask Mrs. Smith to generate a proposed budget for the update of pertinent planning board maps that are referenced in the New Durham Zoning Ordinance. The Land Use Suitability Map, that was hand drawn in the 1970s, was recently a discussion centerpiece of the New Durham Zoning Board and should be updated. Other maps, referenced in the Zoning Ordinance, might also be a priority and will be identified by Mrs. Smith.

Barwell – conditional use permit review (Map 111 lot 24) – Chair Craycraft indicated a permit application had been submitted to the New Hampshire Department of Environmental Services

(NH DES) and was reviewed by the New Durham Conservation Commission. The Conservation Commission felt the NH DES plan lacked detail and would like the planning board to review the proposed NH DES plan and make sure it conformed with a conditional use permit that was approved by the New Durham Planning Board. Board members proceeded to review both the plan approved by the New Durham Planning Board and the plan submitted to the NH DES. The board, by consensus, felt the Barwell file should be forwarded to the Code Enforcement officer to make sure any land alterations conform to the Conditional Use Permit. If there are discrepancies, the applicant should submit a revised application to the New Durham Planning Board for review.

Town Owned (Tax Deeded) Property - The board proceeded to review the Town owned property listing and an associated set of color coded tax maps that highlight the Town owned parcels. Chair Craycraft indicated the Conservation Commission had reviewed the parcels at its last meeting and made several suggestions that are summarized in the conservation commission minutes. Mr. Swenson indicated he would abstain from any decisions on these parcels since he would be acting on these parcels as a selectman. The Planning Board members reviewed the list of town owned parcels and by consensus, felt the following were appropriate uses of the properties under discussion:

- Copple Crown Village District Parcels (Tax Maps 209 and 210) – The board felt it would be appropriate to sell parcels to abutters to increase the conformity (to the Zoning Ordinance) of the lots. The board members felt this area of town has severe constraints (e.g. steep slopes, stormwater management limitations, headwater streams) and that further development in this area should be discouraged.
- Grove Road Parcel (Tax Map 234 lot 069) – The board felt this non-conforming lot near Chalk Pond may be best suited as an addition to the Grove Road Association lands.
- Brienne Road lot (Tax Map 235 lot 041) – The board felt this lot, at the intersection of Brienne Road and Birch Hill Road, may be a good candidate for a park/playground for local residents. The idea of small parks/playgrounds that serve local community members is part of the New Durham Master Plan.
- Merrymeeting Road lot (Tax Map 240 lot 056) – Board members felt this lot provides water access to Jones Pond and this small, non-conforming parcel, should be retained to facilitate recreational opportunities for local residents who can access the pond with canoes and other non-trailer boats.

Motion: Chair Craycraft made a motion to forward the minutes to the Selectmen for review and Mr. Drummey seconded the motion. The motion carried, 4 affirmative (Chabot, Craycraft, Drummey and Raslavicus), 1 abstention (Swenson).

Zoning Ordinance Edit - Board members continued to review the draft edit of the first half of the Zoning Ordinance prepared by professional editor Elaine Planchet. Board members reviewed the Planning Boards edits made to pages 1 through 10 and proceeded to review the remainder of the zoning ordinance definition section. The board members made various edits to the definitions section and agreed that some definitions warrant further discussion. Board members were encouraged to examine the definitions in the context of how they are used in the New Durham Zoning Ordinance. The board will continue discussion of the Zoning Ordinance amendments at the

Approved as Amended 16 September 2014

September workshop.

Review of Minutes - The board reviewed the minutes of 19 August 2014.

Motion: Mr. Raslavicus made a motion to approve the 19 August 2014 Planning Board minutes as written. The motion was seconded by Mr. Drummey. The motion carried unanimously.

Review of Mail - Chair Craycraft distributed a Zoning Board of Adjustment Decision Notice for the Water Monkey Camp application dated August 26, 2014 and a New Hampshire Minimum Impact permit for Tax Map 113 Lot 42 on South Shore Road.

At 9:24 pm Mr. Drummey made a motion to adjourn. Ms. Chabot seconded the motion. The motion carried unanimously.

Respectfully submitted,

Robert Craycraft